23-1-474

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 05/14/03 13:20 2pgs
Fees:13.00 Taxes:510.23

20030514-0065494

WARRANTY DEED

THIS INDENTURE is made and entered into this **9th** day of **May, 2003** by and between **James L. Perko and Tammy Johnson Perko** , herein after referred to as GRANTOR, and **Rosa Horton** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 88 on the Plan of Oak Highlands Subdivision, Phase I, as of record in Plat Book 6900, pages 432 through 435, Register's Office for Davidson County, Tennessee.

The conveyance is subject to any and all existing easements, building setback lines, and restrictions of record Book 7350, page 24, said Register's Office.

Being the same property conveyed to James L. Perko and wife, Tammy Johnson Perko by Deed from James L. Perko, dated December 5, 2002, of record in Instrument 20030107-0002684, Register's Office for Davidson County, Tennessee.
Previously being the same property conveyed to James L. Perko by Deed from Great Southern Homes of Tennessee, Inc., dated January 2, 1990, of record in Book 8019, page 829, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 428 Barkley Court, Nashville, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

James L. Perko
Signature of Seller

Tammy Johnson Perko
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **James L. Perko and Tammy Johnson Perko** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **9th** day of **May, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
Rosa Horton
428 Barkley Court, Nashville, TN 37013

Send Tax Statements to:
SAME
,

map and parcel--173.04-0A-088.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$137,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **9th** day of **May, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
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