Davidson County DEEDWARR
Recvd: 06/18/03 11:31 2pgs
Fees:13.00 Taxes:662.30
20030618-0084067

This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Mitchell P. Perry
816 Summerly Drive
Nashville, Tennessee 37209

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 102-12-0
PARCEL 91.00
8DA-49110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Juanita Sue Leonard, unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mitchell P. Perry, unmarried , hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 262, on the Plan of Horton Heights, Section E, of record in Plat Book 2133, Page 84, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Juanita Sue Leonard , by deed from Henry E. Zoller and wife, Aspasia Zoller of record in Book 6563, Page 967, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 2271, Page 112, and such easements and setback lines of record in Plat Book 2133, Page 84, said Register's Office.

Taxes for 2003 have been pro-rated and assumed by Buyer.

This is improved property known as 816 Summerly Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mitchell P. Perry, unmarried, his heirs and assigns, forever; and I, Juanita Sue Leonard, unmarried do covenant with the said Grantee that I are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 12th day of June, 2003.

Juanita Sue Leonard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Juanita Sue Leonard, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 12th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 179,000.00.

AFFIANT

Subscribed and sworn to before me this 12th day of June, 2003.

NOTARY PUBLIC
My Commission Expires: 11/27/2004