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Davidson County DEEDWARR
Recvd: 08/27/03 11:05 2pgs
Fees:13.00 Taxes:1110.00
20030827-0124377

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
John T. Perry and Roteshia W. Perry	Decision One Mortgage Company, LLC	Map 160-12
5552 Trousdale Drive	6060 J.A. Jones Drive, Ste 1000	Parcel 117
Brentwood, TN 37027	Charlotte, NC 28287	11610

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **David Preston Bridgwaters** unmarried (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **John T. Perry and wife, Roteshia W. Perry** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No(s) 164 Phase I, as shown on the map entitled Hearthstone, of record in Plat Book 5200, page (s) 218, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David Preston Bridgwaters by Quitclaim Deed of record in Instrument Number 20020624-0075807, said Register's Office, Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Restrictive Covenants of record in Book 1483, page 833, Book 1502, page 635, Book 1511, page 515 and Book 1586, page 256, said Register's Office.
3. Plan of record in Book 5200, page 218, as amended in Book 6152, page 422, said Register's Office.
4. Restrictive Covenants contained in Book 5409, page 485 and Book 5479, page 422, said Register's Office.

This is improved property commonly known as 5552 Trousdale Drive, Brentwood, Tennessee 37027.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me this day of July, 2003.

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAR. 31, 2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of July, 2003.

David Preston Bridgwaters

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared David Preston Bridgwaters with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained..

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of July, 2003.

Notary Public

My Commission Expires: 3-31-07