Davidson County DEEDWARR
Recvd: 09/19/03 08:07 3pgs
Fees:18.00 Taxes:388.50
20030919-0138586

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Joseph L. Perry 1008-A 32nd Ave. North Nashville, TN 37207	Same as New Owner	Map 70-03 Parcel 1.01

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ALONZO SIMMONS and wife, CHERYL SIMMONS, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JOSEPH L. PERRY, unmarried, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the Second Civil District of Davidson County, Tennessee formerly the 12th Civil District of Davidson County, Tennessee lying at the end of Walker Lane and being more fully described as follows:

Beginning at an iron pin on the East margin of Walker Lane approximately 170.55' from the radius return of Ledford Drive, said pin being the Southwest corner of Morris Levin as recorded in Deed Book 5770, page 478, Register's Office of Davidson County, Tennessee; thence leaving the East margin of Walker Lane and with the Line of Levine N 80 deg. 38' 14" E a distance of 220.18' to a concrete monument in the line of Don Q. Pullen; thence with an old fence line the westerly line of Pullen as recorded in Deed Book 2740, page 465, Register's Office of Davidson County, Tennessee S 2 deg. 46' 40" W a distance of 231.87' to a corner post in the line of Ralph Jerry Cazort as recorded in Deed Book 4169, page 924, Register's Office of Davidson County, Tennessee; thence leaving the said Property and with the fence line being the northernmost line of Capitol Properties as recorded in Deed Book 6049, page 118, Register's Office of Davidson County, Tennessee, S 58 deg. 48' 09" W a distance of 598.20' to an iron pin; thence leaving said property and with the Easternmost line of Dan S. Richardson as recorded in Will Book 72, page 282, Register's Office of Davidson County, Tennessee, N 23 deg. 26' 03" W a distance of 450.03' to an iron pin; thence continuing with the line of Richardson N 37 deg. 52' 29" E a distance of 216.17' to a concrete monument; thence leaving said property and with the line of Juanita M. Thomas & Lillie T. Boyd as recorded in Deed Book 5325, page 61, Register's Office of Davidson County, Tennessee, S 36 deg. 58' 36" E a distance of 223.13' to an iron pin; thence continuing with the said line through a curve to the right with a radius of 337.92' (central angle of 27 deg. 32' 20", a chord bearing of N 66 deg. 54' 27" E and a chord distance of 160.86') a distance of 162.42' to a concrete monument; thence still with the line of Thomas & Boyd through a curve to the left with a radius of 25.00' (central angle of 90 deg. 00' 00", a chord bearing of N 35 deg. 38' 14" E and a chord distance of 35.36') a distance of 39.27' to a concrete monument in the West margin of Walker Lane; thence leaving the West margin of Walker Lane with the Southerly margin of said road N 80 deg. 38' 14" E a distance of 50.00' to an iron pin, being the point of beginning, and containing 5.174 acres, according to a survey prepared by Joseph E. Ahler & Associates, dated 9-9-86 and 9-12-86, Job No. 86204.

BEING the same property conveyed to Alonzo Simmons and wife, Cheryl Simmons, by deed from Lois O. Jones of record in Book 8858, page 60, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

This property is located on Walker Lane, Nashville, TN 37207.

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

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2003, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

ALONZO SIMMONS

CHERYL SIMMONS

"GRANTEE"

JOSEPH L. PERRY, unmarried

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALONZO SIMMONS and wife, CHERYL SIMMONS, ~~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 the 5TH day of September, 2003.

NOTARY PUBLIC

My Commission Expires: AUGUST 12, 2006

(Seal)

MARIA L. FIELD
COMM. #1369506
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Aug. 12, 2006

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH L. PERRY, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 15th day of September, 2003.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires August 20, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Joseph L. Perry
Affiant

Sworn to and subscribed before me, this the 15th day of September, 2003.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires August 20, 2005