DO NOT PUBLISH

SPECIAL WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $13,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF MARCH, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/27/04

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00180

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Leila Vartanian and Cynthia G. Davis d/b/a Red Horse Properties	SAME	MAP:82-12
1207 Derby Trace		Parcel:196.00
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

REGINALD B. PERRY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

LEILA VARTANIAN AND CYNTHIA G. DAVIS, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
DOING BUSINESS AS RED HORSE PROPERTIES
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is unimproved property known as 106 McFerrin, Nashville, TN 37207

Witness my hand on the 23rd day of March, 2004.

Reginald B. Perry

Davidson County DEEDWARR
Recvd: 03/25/04 14:28 2pgs
Fees:13.00 Taxes:49.95
20040325-0033891

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named: Reginald B. Perry , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Reginald B. Perry executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 23rd day of March, 2004.

Notary Public

My Commission Expires: 11/27/04

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A - LEGAL DESCRIPTION

Lot 44 on the Neil S. Brown Subdivision as of record in Plat Book 57, Page 50, Register's Office for Davidson County, Tennessee.

Being the same property conveyed Cora E. Melton, a Widow, by Willie Grigg Deaver Hubbell and Husband, Howard Hubbell by Installment Deed of record in Book 1035, Page 29, Register's Office for Davidson County, Tennessee, dated 11/02/44. Being further conveyed to Reginald B. Perry by Final Decree from Cora E. Melton and any and all unknown heirs-at-law or devisees, of record in Book 11626, Page 842, Register's Office for Davidson County, Tennessee, dated executed 08/28/98, date filed 08/19/99.

THIS conveyance is subject to the aforementioned Final Decree and all applicable statutes therein, and any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein