Davidson County DEEDWARR
Recvd: 04/02/04 10:06 2pgs
Fees:13.00 Taxes:686.35
20040402-0037258

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BOX 50-B
PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

ADDRESS NEW OWNER:
Shannon R. Perry
1100 Biltmore Dr.
Nashville, Tennessee 37204

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Regions Mortgage
605 South Perry Street
Montgomery, AL 36104

MAP	131
GROUP	12
PARCEL	31

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 and sufficiency of which are hereby acknowledged, **Israel J. Holliday and wife, Hollie L. Holliday** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Shannon R. Perry**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 13 Battery Park, of record in Plat Book 1130, page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Israel J. Holliday and wife, Hollie L. Holliday by deed from Frances Eady Cooksey of record in Book 11538, page 255, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 1100 Biltmore Dr., Nashville, Tennessee 37204.

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", her heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 31st day of March, 2004.

Israel J. Holliday

Hollie L. Holliday

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Israel J. Holliday and wife, Hollie L. Holliday**, the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of March, 2004.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires: 12/15/04

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $185,500.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of March, 2004.

NOTARY PUBLIC

R.L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

July 24, 2004