Davidson County DEEDWARR
Recvd: 05/05/04 10:05 3pgs
Fees:18.00 Taxes:35.15

20040505-0051090

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Joseph Lee Perry	New Owner	Map 92-2
1008 32nd Avenue North #A		Parcel 225
Nashville, TN 37209		26b 11902

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, **Barbara Cowan, Laurine Martin, Charlotte Lewis, Ruth Moorman, Ruby Woods, Williams Martin and Juanita Martin** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Joseph Lee Perry, an unmarried person** (The "Grantee"), his 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 145 in Heffernan Place recorded in Book 161, page 138, of the Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the north side of Albion Street and extends back northwardly between parallel lines 140 feet to an alley.

Being the same property conveyed to Isaac Martin and wife, Sophia Martin, by deed of record in Book 879, page 138, said Register's Office. The said Isaac Martin having predeceased Sophia Martin and the Sophia Martin having since died and upon her death, title was vested in Barbara Cowan, Laurine Martin, Charlotte Lewis, Ruth Moorman, Ruby Woods, Williams Martin and Juanita Martin as hers sole surviving heirs. An Affidavit of Heirship is attached hereto describing said inheritance.

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 2004 and subsequent years.

This is improved property commonly known as 2612 Albion Street, Nashville, Tennessee 37208.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $9,500.00.

Joseph Lee Perry
Affiant

Subscribed and sworn to before me this 3rd day of May, 2004.

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07

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

And Grantors do covenant with the said Grantee that the Grantors are 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 Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 3rd day of May, 2004.

Barbara Cowan

Barbara Cowan

Laurine Martin

Laurine Martin

Charlotte Lewis

Charlotte Lewis

Ruth Moorman

Ruth Moorman

Ruby Woods

Ruby Woods

Williams Martin

Williams Martin

Juanita Martin

Juanita Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Barbara Cowan, Laurine Martin, Charlotte Lewis, Ruth Moorman, Ruby Woods, Williams Martin and Juanita Martin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3 day of May, 2004.

Notary Public

BARBARA KEMRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/22/07

AFFIDAVIT OF HEIRSHIP

Robert J. Notestine, III
Attorney at Law
104 Woodmont Blvd. Suite 115
Nashville, TN 37205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

RE: Property described as
2612 Albion Street
Nashville, TN 37208

I, Betty Hester being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge further depose and state:

1. The estate of Sophia Martin is solvent and that any and all debts and inheritance taxes, if any, against the estate of Sophia Martin has been paid or will be paid.

2. The only children born or legally adopted by Sophia Martin by all marriages are:

Barbara Martin Cowan, age 65
Ruby Martin Woods, age 69
Charlotte Martin Lewis, age 73
William C. Martin, age 76
Juanita Martin, age 74
Ruth Martin Moorman, age 78
Laurine Martin, age 83

This affidavit is given as an inducement for Robert J. Notestine, III, Attorney at Law to prepare a Warranty Deed to the above-described property and to issue an owners title insurance policy through Old Republic National Title Insurance Company without taking any exception as to any and all matters set out herein above; and further the undersigned agrees to indemnify Robert J. Notestine, III and Old Republic National Title Insurance Company for any loss caused by a mistatement of fact.

TCA 30-2-712 provides that whomever shall wilfully, corruptly and falsely swear to any statement in an affidavit of heirship known by him to be false, or about which he does not have sufficient knowledge to justify his making such a sworn statement on conviction shall be imprisoned in the penitentiary for not less than one, nor more than five years.

Witness my hand this 23 day of April, 2004.

Betty Hester

Sworn to and subscribed before me this 23rd Day of April, 2004.

Notary

BARBARA KEMRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/22/07