PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: Title No: 45538

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/13/04 13:58 3pgs
Fees:18.00 Taxes:1221.00
20040513-0056157

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William W. Perry Angela Jordan- Perry 140 Windsor Drive Nashville, Tennessee 37205	Guaranty Residential Lending 9005 Overlook Blvd Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 130-01-082

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$330,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Michael Burns, Stanley S. Burns and Thomas S. Burns, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William W. Perry and spouse, Angela Jordan- Perry** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 140 on the Map of the Bransford Realty Company's Belle Meade Golf Links Subdivision, a plat of which is of record in Book 421, pages 94 and 95, Register's Office of Davidson County, Tennessee.

Said Lot No. 140 fronts 60 feet on the northerly side of Windsor Drive, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Michael Burns and wife, Estelle C. Burns by deed from C. B. Kelley of record in Book 1019, page 31, said Register's Office. The said Michael Burns has since died. By Quitclaim of record in Book 11473, page 837, said Register's Office, Estelle C. Burns conveyed subject property to Estelle C. Burns for her life, and upon her death to Michael Burns, Stanley S. Burns and Thomas S. Burns, as tenants in common. By Quitclaim Deed of record in Doc. No. 20010109-00029799, said Register's Office. Estelle C. Burns conveyed her interest to James Michael Burns, Mindy M. Burns, Jennifer Burns Mancuso, Stanley Sutton Burns, Jr., Patrick Collins Burns, Benjamin Thomas Burns, Laurie Burns Cooper, Caroline Barshay Burns and Claire Ruth Burns, as tenants in common, reserving a life estate in subject property. By Deed of record in Doc. No. 20010731-0080788, said Register's Office, Estelle C. Burns conveyed her interest in subject property to Estelle C. Burns, Trustee, or her successors in trust, under the Estelle C. Burns Living Trust, dated July 23 2001, reserving a life estate in subject property. The said Estelle C. Burns has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 421 Page 94 and 95, said Register's Office.

This instrument is executed on behalf of Thomas S. Burns by Stanley S. Burns as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 140 Windsor Drive, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of May, 2004 .

Michael Burns

Stanley S. Burns

Thomas S. Burns by Stanley S. Burns, Atty-In-Fact

Thomas S. Burns by Stanley S. Burns, Atty-In-Fact

State of TENNESSEE
County of DAVIDSON

On this 12th day of May, 2004 , before me the undersigned authority, personally appeared **Michael Burns and Stanley S. Burns** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $330,000.00

Affiant

Sworn and subscribed before me this 12th day of May, 2004

Notary Public

My Commission Expires: 3/25/08

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Stanley S. Burns** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Thomas S. Burns** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 12th day of May, 2004

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Michael Burns, Stanley S. Burns and Thomas S. Burns

TO: William W. Perry and spouse, Angela Jordan- Perry

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Stanley S. Burns, Affiant

Sworn to and subscribed before me this

12th day of May, 2004

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007