Davidson County DEEDWARR
Recvd: 05/18/04 14:42 2pgs
Fees:13.00 Taxes:353.32
20040518-0058296

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP & PARCEL NO:
147-11/44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $95,491.68.

Affiant

Subscribed and sworn to before me this the 14th day of May, 2004.

Notary Public

My Commission Expires: 11-26-05

CHERYL L. ROTHWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:
MORTGAGEE:

Jose R. Nuffio,
Tanitha Nuffio
(Name)

504 Northcrest Drive
(Street Address)

Nashville, TN 37211

SEND TAX BILLS TO:

Same
(Name)

Same
(Street Address)

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph L. Perry, unmarried,** hereinafter referred to as the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Jose R. Nuffio and wife, Tanitha Nuffio,** hereinafter collectively referred to as the "Grantee," their heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See **EXHIBIT "A," attached hereto,** for a complete legal description of the property herein conveyed.

This is improved property known as: 504 Northcrest Drive
Nashville, TN 37211

THIS conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; and all other matters of any kind or nature appearing of record; provided, however, Grantor warrants to Grantee, their heirs, and/or assigns, that there exist no mortgages, deed of trust liens or mechanics liens against the real property herein conveyed, as of the time of execution hereof. Real property taxes for the current year have been prorated and are hereby assumed by Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land as, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and/or assigns forever; and Grantor does covenant with the said Grantee that he is lawfully seized 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; and Grantor does further covenant and bind himself, his heirs and assigns forever to warrant and forever defend the title to the said land to the said Grantee, their heirs, and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused his name to be affixed hereto on this 14th day of May, 2004.

Grantor:

Joseph L. Perry

Joseph L. Perry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public, **Joseph L. Perry**, 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 14th day of May, 2004.

Cheryl L. Rothwell

Notary Public

My commission expires: 11-26-05

CHERYL L. ROTHWELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

EXHIBIT "A"
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 448 on the Plan of Whispering Hills, Section II-C, as of record in Book 2663, Page 66, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph L. Perry, unmarried from Paul F. Bluhm and wife, Maureen M. Bluhm, by Deed of record in Instrument No. 20020506-0055496, Register's Office for Davidson County, Tennessee.