(2)

Realty 07 48A

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040275

Davidson County DEEDWARR
Recvd: 07/19/04 13:01 2pgs
Fees:13.00 Taxes:728.90
20040719-0085860

Send Tax Bills To:

New OWNER

New Owner is:
Susanne J. Perram & Gregory Perram
8020 Boone Trace
Nashville, TN 37221

MAP: 126-15-O-A
PARCEL: 221.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Kevin Story and wife, Sheila Story**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Susanne Perram and husband, Gregory Perram**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 199 on the plan of Boone Trace at Biltmore, Section Five of record in Instrument No. 200006220062086, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin Story, unmarried, from NVR, Inc., t/a Ryan Homes, a Virginia Corporation, by Warranty Deed dated April 17, 2001 and recorded April 19, 2001 in Instrument No. 200104190038850, Register's Office for Davidson County.

This conveyance is subject to Easements of record in Book 8992, page 63 and Book 9665, page 420; Declaration of Covenants, Conditions and Restrictions of record in Book 7265, page 675; Book 9342, page 312; Book 9735, page 931; Book 10032, page 813; Book 10306, page 817 and Book 11455, page 443; and Instrument No. 200001260008529; HOA Charter of record in Book 9607, page 534; and all matters of record on plat in Instrument No. 200006220062086, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of June, 2004.

GRANTOR:

Kevin Story by Jayson Campbell as Attorney in Fact

Kevin Story by Jayson Campbell as Attorney-in-Fact

Sheila Story

Sheila Story

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Sheila Story** , with whom I am personally acquainted, and to me known to be the person who executed the foregoing instrument **Jayson Campbell,** with whom I am personally acquainted, and to me known to be the person who executed the foregoing instrument and/on behalf of Kevin Story and who acknowledged that he executed the same as free act and deed of the said Kevin Story and for the purpose therein contained by virtue of the one certain Power of Attorney duly executed by the said Kevin Story, and appearing of record in Inst#_____, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 30th day of June, 2004.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $197,000.00.

Affiant

SWORN TO and subscribed before me this 30 day of June, 2004.

NOTARY PUBLIC

SUSAN FINCH NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN. EXP. 03-22-2005

My commission expires: 3-22-05