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SIDWELL & [illegible] P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

THIS INSTRUMENT PREPARED BY:
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $465,000.00.

Affiant

Sworn to and subscribed before me this 27 day of July, 2004.

Notary Public

My Commission Expires: 11.22.05

DONALD R. BARRETT NOTARY PUBLIC WILLIAMSON COUNTY, TN

Address of Owners	Address of Property	Send Tax Bills To	Map/Parcel Nos.
John E. Perry, married, and Melinda D. Perry, married	2209 Chickering Lane	Chase Manhattan	144-14-003
2209 Chickering Lane	Nashville, TN 37215	5409 Maryland Way #202	
Nashville, TN 37215		Brentwood, TN 37027	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Sixty-Five Thousand and 00/100 Dollars ($465,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **TIMOTHY I. UNGER and spouse, LISA A. UNGER** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **JOHN E. PERRY, married, and MELINDA D. PERRY, married** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Chickering Valley of record in Plat book 2331, Pages 121, 122, 123, Register's Office for said County.

Said Lot No. 26, fronts 140 feet on the southwesterly margin of Chickering Lane and extends back 737.7 feet on the northwesterly line and 910 feet on the southeasterly line to a broken line in the rear, measuring 405.7 feet thereon.

BEING the same property conveyed to Timothy I. Unger and spouse, Lisa A. Unger, by Warranty Deed dated August 11, 2000 from Deborah Douglas Tallent Barcus, unmarried, of record in Instrument No. 200008140080216, Register's Office for Davidson County, Tennessee.

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

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except by taxes for the year 2004 which are a lien but not yet due and payable to be paid by Grantees; the Plan, with Owner's Certificate, of record in Plat Book 2331, Pages 121, 122 and 123, Register's Office for Davidson County, Tennessee, which Plan shows a 100-foot minimum building setback line from

Davidson County DEEDWARR
Recvd: 07/28/04 08:01 2pgs
Fees:13.00 Taxes:1720.50
20040728-0089893

Chickering Lane and a 10-foot easement for public utility along the broken rear line(s); applicable building and zoning regulations; such state of facts as an accurate survey would disclose; and all existing highway, roadway, and utility easements which lie on the premises.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 23 day of July, 2004.

TIMOTHY I. UNGER

LISA A. UNGER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Timothy I. Unger and Lisa A. Unger, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 23 day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 3.14.2005

CHARLES E. MORTON IV
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENNESSEE