PREPARED BY (AND RETURN TO):

Dav. Co. FIle Box 14-A
jtc file no. 17273-4

WILKINS & IVEY
Attorneys At Law

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104 Woodmont Blvd.
Nashville, TN 37205
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Davidson County DEEDWARR
Recvd: 08/12/04 09:22 2pgs
Fees:13.00 Taxes:715.95
20040812-0097337

W & I Ref:(_____) Title No: 45777
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Andrew M. Jellison Heidi M. O'Gara Jellison 7204 Birch Bark Dr. Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 142-11-099

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$193,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ralph M. Perrey and spouse, Julie M. Perrey**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew M. Jellison and spouse, Heidi M. O'Gara Jellison** 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:**

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Section Two, Valley West of record in Book 3600, page 86, Register's Office for said County.

Said Lot No. 39 fronts 108.0 feet on the westerly margin of Birch Bark Drive and extends back 170.99 feet on the northerly lines and 181.05 feet on the southerly line to a dead line in the rear measuring, 132.60 feet thereon.

Being the same property conveyed in title to the land hereinafter described is vested in Ralph M. Perrey and wife, Julie M. Perrey by deed from James C. Cowan, III, unmarried, of record in Book 10757, page 174, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3600 Page 86, said Register's Office, which Plan shows a 40 foot minimum building setback line from Birch Bark Drive and a 10 foot easement for public utility and drainage purposes along the rear line(s).

And a 2.5 x 20 foot utility anchor easement located on the northeasterly and southeasterly front corners of said lot.

This is improved property, known as: 7204 Birch Bark Drive, Nashville, Tennessee 37221

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 6th day of August, 2004.

Ralph M. Perrey

Julie M. Perrey

State of TENNESSEE
County of DAVIDSON

On this 6th day of August, 2004 , before me the undersigned authority, personally appeared Ralph M. Perrey Julie M. Perrey , 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: _____ Notary

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

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 $193,500.00

Affiant

Sworn and subscribed before me this the 6th day of August, 2004

My Commission Expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public