Box 28A

0408019D

This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

PLEASE RETURN ORIGINAL TO:
OLD REPUBLIC NATIONAL TITLE INS.
201 4TH AVE. NORTH, STE 150
NASHVILLE, TN 37219
615-244-2101

SHANNON C. SYLVESTER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 1, 2006

STATE OF TENNESSEE)
COUNTY OF) Wmson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 257,700.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 30 day of August 2004
Notary Public

NOTARY PUBLIC
Commission Expiration:

Davidson County DEEDWARR
Recvd: 09/03/04 13:56 2pgs
Fees:13.00 Taxes:953.49
20040903-0107096

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
NEIL S. PERRY AND WIFE, VALERIE D. MATLOCK - PERRY	Neil S. Perry and w: be Valerie D. Matlock Perry 5312 Greystone Drive Brentwood, TN 37027	5312 GREYSTOKE DRIVE BRENTWOOD, TN 37027
		PROPERTY ADDRESS: 5312 GREYSTOKE DRIVE BRENTWOOD, TN 37027

MAP PARCEL NUMBER
171-4-A-34CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **DEANNA D. FARMER AND HUSBAND, EDWARD N. FARMER** (Collectively "Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **VALERIE MATLOCK-PERRY AND NEIL PERRY, WIFE AND HUSBAND** (Collectively "Grantee") the following described real estate located in **DAVIDSON** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Section One, Brownstone, of record in Book 9700, Page 496 and 497, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This being the same property conveyed to Deanna R. Dye by Warranty Deed of Pulte Homes, Tennessee, Limited Partnership dated May 21, 1999 and recorded May 26, 1999 in Book 11494, Page 946, Register's Office for Davidson County, Tennessee.

Property was further conveyed to Deanna D. Farmer and husband Edward N. Farmer by Quitclaim Deed of Deanna R. Dye now known as Deanna D. Farmer, married dated November 15, 2002 and recorded November 20, 2002 in Inst. No. 20021120-0144207, Register's Office for Davidson County, Tennessee.

This property is known as 5312 GREYSTOKE DRIVE, BRENTWOOD, TN 37027

This property is subject to Restrictive Covenants of record in Book 10658, Page 952 and Inst. No. 20010118-0005696, and Charter of HOA of record in Book 10659, Page 15 and matters shown on Plat of record in Book 9700, Pages 496 and 497, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 30 day of August , 2004.

Deanna D. Farmer (GRANTOR)

Edward N. Farmer (GRANTOR)

STATE OF TENNESSEE)
) SS
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Deanna D. Farmer and husband Edward N. Farmer** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30 **day of August, 2004**

Notary Public
My Commission Expires:_____

SHANNON C. SYLVESTER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 1, 2006