	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$114,406.00.** Affiant Subscribed and sworn to before me, this the 27th day of October, 2004. Notary Public My commission expires: 3/25/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Filiberto G. Escaramusa	CTX Mortgage Company, LLC	**065-09-001.00**
4856 Big Horn Drive	2828 North Harwood	
Old Hickory TN 37138	Dallas, TX. 75201-1516	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Joseph J. Perroni and wife, Katharyne S. Perroni

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Filiberto G. Escaramusa and wife, Deanna M. Escaramusa

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot 31 on the plan of Sherwood Forest, Section 2 of record in Plat Book 4300, Page 125, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Katharyne Sue Poole, unmarried and Arvey Glenn Totty, unmarried by deed from Horace E. Carrigan and wife, Tammy R. Carrigan of record in Book 8863, Page 487, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Joseph J. Perroni and wife, Katharyne S. Perroni by deed from Katharyne Sue Poole, n/k/a Katharyne S. Perroni, married and Arvey Glenn Torry, single of record in Instrument No. 20030618-0083791, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **4856 Big Horn Drive, Old Hickory TN 37138**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 27th day of October, 2004.

Joseph J. Perroni by Terri Hollandsworth Attorney-in-fact

Joseph J. Perroni By Terri Hollandsworth as his attorney in fact

Katharyne S. Perroni by Terri Hollandsworth Attorney-in-fact.

Katharyne S. Perroni By Terri Hollandsworth as her attorney in fact

Davidson County DEEDWARR
Recvd: 11/08/04 12:45 2pgs
Fees:13.00 Taxes:423.30



20041108-0134306

The signatures of Joseph J. Perroni and Katharyne S. Perroni is signed by their duly appointed Attorney-in-Fact Terri Hollandsworth pursuant to the Power of Attorney recorded in Instrument #20041108-0134305, Register's Office for Davidson County, Tennessee.

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Terri Hollandsworth,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Attorney-in-fact for **Joseph J. Perroni and Katharyne S. Perroni,** the within bargainor(s), and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Joseph J. Perroni and Katharyne S. Perroni**, the within named bargainor(s) by the said **Terri Hollandsworth** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this **27th** day of **October, 2004.**

E. Mannix
Notary Public

My Commission Expires: 11-25-06

