Davidson County DEEDWARR
Recvd: 12/09/04 15:16 2pgs
Fees:13.00 Taxes:222.91
20041209-0146979

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Joseph L. Perry 1008-A 32nd Ave. North Nashville, TN 37207	Same as New Owner	Map 71-04 Parcel 7

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BETTY M. FYKES, unmarried, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto JOSEPH L. PERRY, unmarried, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly 90 feet of Lot No. 35 on the Plan of John L. Gordon and wife, Subdivision and being further described according to a mortgage loan inspection by John Kohl & Company, P.C. 400 7th Avenue, S, Nashville, Tennessee, 37203, License No. 100 dated November 26, 1991, as follows:

BEGINNING at a point in the northerly margin of Gordon Terrace, said point being located 1,074.95 feet east of the intersection of Gordon Terrace and Dickerson Pike; thence Northeasterly 272.00 feet, more or less to a point; thence Southeasterly 90.00 feet, more or less, to a point; thence southwesterly 278.00 feet, more or less, to a point in the northerly margin of Gordon Terrace; thence with said road Northwesterly 90.00 feet to the point of beginning.

BEING the same property conveyed to Betty M. Fykes, unmarried, by deed from Virgil C. Johnson, Jr. And wife, Yvonne W. Johnson, of record in Book 8530, page 918, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 129 Gordon Terrace, Nashville, TN 37207.

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 I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2004, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTOR, at closing.

And, I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

BETTY M. FYKES, unmarried

"GRANTEE"

JOSEPH L. PERRY, unmarried

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY M. FYKES, unmarried, and JOSEPH L. PERRY, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 7th day December, 2004.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $60, 245.72.

Affiant

Sworn to and subscribed before me, this the 7th day December, 2004.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005