PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 02/01/05 09:57 2 pgs
Fees:13.00 Taxes:453.25

20050201-0011523

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **January, 2005** by and between **Christine Perry** , herein after referred to as GRANTOR, and **Joe Byrns Sills, III, unmarried** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots Nos 34, 35 and 36 on the map of W. G. Thuss' Subdivision of the Stump Property, as of record in Book 547, page 7, Register's Office for said County.

Said Lot No. 34 fronts 50 feet on the northerly side of Thuss Avenue and runs back 197 feet on the westerly line and 198.33 feet on the easterly line to an alley, measuring 50 feet thereon.

Said Lot No. 35 fronts 50 feet on the northerly side of Thuss Avenue, and runs back 198.33 feet on the westerly line and 199.66 feet on the easterly line to an alley, measuring 50 feet thereon.

Said Lot No. 36 fronts 50 feet on the northerly side of Thuss Avenue, and runs back 199.66 feet on the westerly line and 201 feet on the easterly line to an alley, measuring 50 feet thereon.

Included in the above description but excluded from this conveyance is the following described property conveyed in Book 2883, page 611, Register's Office for Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 34 and the westerly 10 feet of Lot No. 35, on the Map of W.G. Thuss's Subdivision of Stump Property, as of record in Book 547, page 7, Register's Office for Davidson County, Tennessee, and more particularly described on a survey thereof made January 29, 1958, by Ralph W. C. Lambert, Surveyor, as follows:

Said Lot No. 34 and the westerly 10 feet of Lot No. 35 adjoin and front together 60 feet on the northerly side of Thuss Avenue, and extend back between lines 197 feet on the westerly side and 198.60 feet on the easterly side, to an alley in the rear, on which they measure 60 feet.

Being part of the same property conveyed to Charles G. Perry and wife, Christine Perry, by Warranty Deed from Carl M. Ramsey and wife, Mildred Lorene Ramsey, dated July 17, 1957, of record in Book 2691, page 229, Register's Office for Davidson County, Tennessee. Charles G. Perry has since deceased and property is now vested in Christine Perry, as surviving tenant by the entirety.

Christine Perry being one and the same person as Christine Ferrell Perry.

This conveyance is subject to all matters appearing on the plan of W. G. Thuss' Subdivision, of record in Book 547, Page 7; Restrictions contained in instrument of record in Book 1151, page 81; All easements, restrictions and other matters of record in said register's office.

This is improved/unimproved property known as: 300 Thuss Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and

WITNESS MY HAND on the day and year first above written.

Christine Perry by Linda Roberta Perry Sanders AIF

Christine Perry By Linda Roberta Perry Sanders
Signature of Seller Power of Attorney

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **28th** day of **January, 2005** before me personally appeared Linda Roberta Perry Sanders, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Christine Perry, and acknowledged that he/she executed the same as the free act and deed of said Christine Perry

Witness my hand, at office, this **28th** day of **January, 2005.**

Notary Public

MY COMMISSION EXPIRES OCTOBER 21, 2007

SANDY HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: _____

Name and Address of Property Owner:
Joe Burns Sills
300 Thuss Avenue, Nashville, TN 37211

Send Tax Statements to:
SUNTRUST MORTGAGE, INC
201 4TH AVENUE NORTH, 7TH FLOOR
NASHVILLE, TN 37219
Map and Parcel--133.02-0-053.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$122,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Carol R Rivera
Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **January, 2005.**

Notary Public

My Commission Expires: 5/21/2008

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
25-1-003