Return to: Grissim Title & Escrow, LLC.
2309 Crestmoor Road, Suite 300
Nashville, TN. 37215

58A

Davidson County DEEDWARR
Recvd: 05/12/05 10:00 2 pg
Fees:13.00 Taxes:214.23

20050512-0053544

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 43815

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$57,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **15th DAY OF APRIL, 2005.**

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JAN. 24, 2009

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
Richard J. Van Berckelaer et ux	**New South Federal**	**82-8-289**
217 East 20th Street, Unit A	**Savings Bank**	**27W 19215**
Costa Mesa, CA 92627	**210 Automation Way**	
	Birmingham, AL 35210	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, LESLIE ANN PERRY, A Married Person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD J. VAN BERCKELAER and PATRICIA D. VAN BERCKELAER, Husband and Wife**

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:

BEING Lot 10, Map of A. W. Hookers Addition to East Nashville, of record in Book 57, Page 131, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Leslie Anne Perry by deed from Chuck Ryan, unmarried, of record in Instrument Number 20010316-0025499, Register's Office for Davidson County, Tennessee. Leslie Ann Perry is one and the same as Leslie Ann E. Perry.

This is investment property and has never been the residence of Grantor nor any spouse of hers.

This is the same legal description as in previous deed of record.

Unimproved ( )
This is improved (x) property known as 951 Seymour Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEES, their 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 hand this 15th day of April, 2005.

LESLIE ANNE PERRY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named LESLIE ANNE PERRY, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

