File Box 8

Davidson County DEEDWARR
Recvd: 05/31/05 11:37 2 pg:
Fees:13.00 Taxes:788.10
20050531-0060893

| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| Jere M. Livingstone | SunTrust Mortgage | P/O |
| 1604 5th Avenue North | 201 Fourth Ave. N. | Map 85-5- |
| Nashville, TN 37208 | 7th Floor Nashville, TN 37219 | Parcel 55 |

**This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135**

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Joyce Page and Joseph L. Perry, both unmarried,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Jere M. Livingstone, unmarried,** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 3, Unit 1604, on the Plan of Joe Perry Subdivision of record in Plat Instrument No. 200001280009261 and in the Master Deed of record in Instrument No. 20050531-0060892, said Register's Office, to which reference is hereby made for a more complete and accurate description.**

**Being part of the same property conveyed to Joyce Page and Joseph L. Perry, both unmarried, joint tenants with right of survivorship by warranty deed from Charles R. Hall and wife, Guinna S. Hall of record in Book 11604, page 212, said Register's Office.**

**This conveyance is subject to the following:**

1. **2005 Taxes, a lien not yet due and payable.**
2. **All matters appearing of record in Plat Instrument No. 200001280009261 and Master Deed, said Register's Office.**

This is improved property commonly known as **1604 5th Avenue North, Nashville, TN 37208.**

**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $213,000.00.**

**Affiant**

**Subscribed and sworn to before me this 27th day of May, 2005.**

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**Notary public:**

**My Commission Expires:** My Commission Expires JULY 21, 2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **27th** day of **May, 2005.**

**Joyce Page**

**Joseph L. Perry**

JUDY PAINTER-ROSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

**[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 **Joyce Page and Joseph L. Perry**, with whom I am personally acquainted who acknowledged that **THEY** executed the within instrument for the purpose of therein contained.

WITNESS my hand and official seal at Nolensville, Tennessee, this **27th** day of **May, 2005.**

My Commission Expires MAR. 31, 2007

**Notary Public**

**My Commission Expires:**_____