FILE BOX 45

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,750.00

X Kevin O. Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2005

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kevin O. Perry	American Home Mortgage	Map 87
5807 Avalon Court	7142 Columbia Gateway Drive	Group 5-O-A
Hermitage, TN 37076	Columbia, MD 21046	Parcel 90- CO

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, we

Sean Eugene Tormey Clare and wife, Karen Clare

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Kevin O. Perry and wife, Allana C. Perry
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 No. 118, on the Plan of Farmingham Woods, Phase II, Section 2, of record in Book 7900, Page 424, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Sean Eugene Tormey Clare by Quitclaim Deed from Jami Ellen Clare, of record in Instrument 200006200061425, dated May 22, 2000, Register's Office for said County. See also Quitclaim Deed of record in Instrument 200005050045474 and deed of record in Book 9186, Page 965, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 8238, Page 176; Book 8351, Page 533; Book 8447, Page 635; Book 9006, Page 409; Book 8424, Page 426; Book 8423, Page 784; Book 8702, Page 528; and Book 9006, Page 414, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 7900, Page 424, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5807 Avalon Court, Hermitage, TN 37076

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 our hands this 30th day of June, 2005.

Sean Eugene Tormey Clare
Sean Eugene Tormey Clare

Karen Clare
Karen Clare

Davidson County DEEDWARR
Recvd: 07/05/05 10:13 2 pgs
Fees:13.00 Taxes:594.78

20050705-0076655

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 Sean Eugene Tormey Clare and Karen Clare, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the
purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2005.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.