Davidson County DEEDWARR
Recvd: 08/17/05 15:23 2 pgs
Fees:13.00 Taxes:74.00
20050817-0097869

THIS INSTRUMENT PREPARED BY:
JOHN M. CANNON
CANNON & CANNON, ATTORNEYS, P.C.
112 Long Hollow Pike, Suite 202
Post Office Box 749
Goodlettsville, Tennessee 37070-0749
(615) 851-1880

WARRANTY DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
Roger Perry and Celeste Perry	same	074-00-0 010.00
112 Long Hollow Pike, Ste. 215		11D 74100
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we, DONALD C. TRAYLOR, hereinafter called the GRANTOR, has bargained and sold and by these presents does transfer and convey unto ROGER PERRY et ux, CELESTE PERRY, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in the Civil District of Davidson County, State of Tennessee, described as follows to-wit:

> BEGINNING at a point in the westerly margin of Neelys Bend Road, said point being the northeast corner of that tract or parcel of land shown in Book 5190, page 675, Register's Office for said County; thence with the westerly margin of said Neelys Bend Road, N 7° 35' 07" E 108 feet; thence leaving said road, N 85° 33' 56" W 435.00 feet to a point; thence S 7° 35' 07" W 108 feet to an iron pin; thence S 85° 33' 56" E 435.00 feet to the point of beginning and containing 1.08 acres, more or less, according to a copy of a survey made March 13, 1978, by John B. Rainey, Registered Land Surveyor, Tennessee License No. 823.
>
> BEING the same property conveyed to Donald C. Traylor by quitclaim deeds from Thomas Walter Batey filed at Book 8725, page 682; Elwood Batey filed at Book 8725, page 685; Charles Batson Batey filed at Book 8725, page 688; W. Edwin Batey filed at Book 8725, page 691; Dee Cliffe Traylor filed at Book 8725, page 694; James E. Traylor filed at Book 8725, page 697; Nancy Lou Traylor filed at Book 8725, page 700; Paul L. Traylor filed at Book 8725, page 703; Florence Traylor Watt filed at Book 8725, page 706; Patricia Traylor Herod filed at Book 8725, page 712; Elwood Dean Traylor filed at Book 8725, page 709 and as an heir at law to the estate of E. W. Traylor.

The property described herein is subject to any and all restrictions and easements of record.

This is unimproved property known as: 2108 Neelys Bend Road, Madison, Tennessee.

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 we do covenant with the said GRANTEE, 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 assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural and the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 15th day of August, 2005.

DONALD C. TRAYLOR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, DONALD C. TRAYLOR, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, and official seal at Goodlettsville, Tennessee on this the15th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 5/28/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00 .

Subscribed and sworn to before me, this the 15th day of August, 2005.

Affiant

NOTARY PUBLIC

My Commission Expires: 5/28/06