WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/26/05 15:27 3 pgs
Fees:18.00 Taxes:333.00

20051026-0129534

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October 2005

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Loyd (NAME)	American Home Mortgage (NAME)	MAP 038.00
6022 Old Hickory Boulevard (ADDRESS)	538 Broadhollow (ADDRESS)	PARCELS 111 & 113
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Melville, NY 11747 (CITY) (STATE) (ZIP)	

FOR AND 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, Johnny Lewis Perry, III and Linda Ruth Warf

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Loyd and wife, Michelle Loyd

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:

LAND in Davidson County, Tennessee lying and being in the 13th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof by Hickerson-Miller, Engineers, dated February 26, 1955, as follows:

BEGINNING at a point in the center line of Old Hickory Blvd. at its intersection with the center line of Eaton Creek Road; thence with the center of said Blvd. N 50 deg. 30 min. East 4.50 feet and N 44 deg. East 388 feet and N 35 deg. 30 min. East 157 feet to the Northwest corner of the property conveyed to Henry Franklin Smith and wife, Charlene Smith, by deed from J.D. Newell and wife, of record in Book 2346, Page 311, Register's Office for Davidson County, Tennessee; thence along Smith's westerly line S 21 deg. East 1,180 feet, more or less, to a point in the center of Eaton Creek Road; thence with the centerline of the same, N 88 deg. 45 min. West 262 feet and N 70 deg. 30 min. West 155 feet to the point of beginning, containing 10 acres, more or less, including but excluding from above description 4.3 acres, more or less, conveyed to James G. Henderson and wife, Edna Lee Henderson, by deed from J.D. Newell and wife of record in Book 2451, Page 427, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Ruthene Duke a life estate in the above property for her use and possession, enjoyment and income of said

CONTINUED

unimproved ( )
This is improved (X) property, known as 6022 Old Hickory Blvd., Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 24th day of October, 2005

Johnny Lewis Perry, III

Johnny Lewis Perry, III

Linda Ruth Warf

Linda Ruth Warf

LEGAL DESCRIPTION CONTINUATION

property and the remainder interest equally to Johnny Lewis Perry, III and Linda Ruth Warf, by Quitclaim Deed dated May 29, 1998, from Mary Ruthene Duke, of record in Book 10954, Page 495, Register's Office for Davidson County, Tennessee. The said Mary Ruthene Duke having since died on April 11, 2002 in Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

THE GRANTOR(S) HEREBY MAKE OATH THAT THE DESCRIBED PROPERTY HAS NEVER BEEN THE DOMICLE OF JOHNNY LEWIS PERRY, III AND LINDA RUTH WARF.

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 Johnny Lewis Perry, III and Linda Ruth Warf

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 24th day of October 2005.

Commission expires 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public