THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 12/05/05 09:20 2 pgs
Fees:13.00 Taxes:185.00

20051205-0145535

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Joseph L. Perry 1008-A 32nd Ave. N. Nashville, TN 37209	Same as New Owner	Map 81-12 Parcels 411 and 412

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, SAMUEL LEEROY DAVIS, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto JOSEPH L. PERRY, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL ONE: BEING the southerly 8 feet of Lot No. 153, all of Lot No. 154 and the northerly 17 feet of Lot 155 on the Plan of McGavock, Wetmore and Others Addition to Nashville, called the Town of McGavock, as of record in Book No. 21, page 23, in the Register's Office of Davidson County, Tennessee.

Said Lot and part of said Lots join and together front 75 feet on the westerly side of 9th Avenue, North, and extend back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Samuel Leeroy Davis by Warranty Deed from Sara S. Robin, a widow and Barbara S. Turner and Needa M. Pollack, Co-Trustees of the Bruce I. Turner Family Trust, of record in Instrument No. 20010427-0042423, said Register's Office.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1417 9th Avenue North, Nashville, TN 37208.

PARCEL TWO: BEING the northerly 42 feet of Lot No. 153 in the Town of McGavock, a plan of which is recorded in Book 21, page 23, of the Register's Office of Davidson County, Tennessee.

SAID northerly part of said Lot No. 153 fronts 42 feet on the westerly side of Buena Vista Street, now 9th Avenue North and runs back westwardly between parallel lines and with the southerly margin of Cheatham Street 150 feet to an alley.

BEING the same property conveyed to Samuel Leeroy Davis by Quitclaim Deed of record in Instrument No. 20030820-0121164, said Register's Office and further by Affidavit of Heirship of record in Instrument No. 20030820-0121143, said Register's Office.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1421 9th Avenue North, Nashville, TN 37208.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2005, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as they may appear on the plan of record in Book 21, page 23, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

SAMUEL LEEROY DAVIS, a single man

"GRANTEE"

JOSEPH L. PERRY, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMUEL LEEROY DAVIS, a single man and JOSEPH L. PERRY, a single man, 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, at office, this the 2nd day of December, 2005.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Sworn to and subscribed before me, this the 2nd day of December, 2005.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Comm... Dec. 6, 2005