BOX 13
10471 **WARRANTY DEED**

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,500.00

Maryanna Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2005.

LaTrece McAdoo
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Scott	Mark Scott	71-12-196
(NAME)	(NAME)	
1013 Gracelawn Drive	1013 Gracelawn Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(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, Phillip W. Perry and Richard L. Perry and Shelia D. Parnell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Scott and wife, Kristina ~~Marie~~ Scott, 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, being Lot No. 96 on the Map of Victory Heights Subdivision, as of record in Book 1130, Page 97, Register's Office for said County.

Said Lot No. 96 fronts 60 feet on the north side of Oneida Avenue and runs back between lines, 167.4 feet on the west line and 166.7 feet on the east line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Claude Perry and wife, Patricia Jane Perry in Book 4611, Page 60, and further conveyed to Claude Perry, by decree of record in Book 6285, Page 700, Register's Office for Davidson County, Tennessee. Claude Perry predeceased Patricia Jane Perry. Patricia Jane Perry died intestate leaving their sole heirs at law Phillip W. Perry, Richard L. Perry, and Shelia D. Parnell, by Affidavit of Heirship of record in Instrument No. 20060123-0008436, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Richard L. Perry by Phillip W. Perry as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060123-0008438, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Shelia D. Parnell by Phillip W. Perry as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060123-0008439, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 903 Oneida Avenue, Nashville, TN 37207
(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.

Davidson County DEEDWARR
Recvd: 01/23/06 12:26 2 pgs
Fees:13.00 Taxes:186.85

20060123-0008440

Witness our hands this 2nd day of December, 2005.

Shelia D Parnell By Phlip W. Perry
Shelia D. Parnell by Phillip W. Perry as her Attorney in Fact Her Attorney in Fact

Phlip W. Perry
Phillip W. Perry

Richard L. Perry Phlip W. Perry
Richard L. Perry by Phillip W. Perry as his Attorney in Fact His Attorney in Fact

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 Phillip W. Perry with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of December, 2005.

Commission expires:

LaTrece McAdoo NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

LaTrece McAdoo
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 2nd day of December, 2005, before me personally appeared Phillip W. Perry, the person who executed the foregoing instrument on behalf of Richard L. Perry and who acknowledged that he executed the same as the free act and deed of the said Richard L. Perry, through Power of Attorney granted him by the said Richard L. Perry

Witness my hand and official seal at Nashville, Tennessee this 2nd day of December, 2005.

Commission expires:

LaTrece McAdoo NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

LaTrece McAdoo
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 2nd day of December, 2005, before me personally appeared Phillip W. Perry, the person who executed the foregoing instrument on behalf of Shelia D. Parnell and who acknowledged that he executed the same as the free act and deed of the said Shelia D. Parnell, through Power of Attorney granted him by the said Shelia D. Parnell

Witness my hand and official seal at Nashville, Tennessee this 2nd day of December, 2005.

Commission expires:

LaTrece McAdoo NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

LaTrece McAdoo
Notary Public