JOHN LEEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. **WARRANTY DEED** B-CBB-05-2612	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00 Affiant Subscribed and sworn to before me, this 17th DAY OF January, 2006. Notary Public MY COMMISSION EXPIRES: 7-2906 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denise D. Kenner	Wells Fargo Bank, N.A.	
2612 Albion Street (ADDRESS)	1595 Spruce Street (NAME)	92-02-225.00
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Riverside, CA 92506 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOSEPH LEE PERRY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DENISE D. KENNER, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 145 IN HEFFERNAN PLACE RECORDED IN BOOK 161, PAGE 138, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 50 FEET ON THE NORTH SIDE OF ALBION STREET AND EXTENDS BACK NORTHWARDLY BETWEEN PARALLEL LINES 140 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM BARBARA COWAN, LAURINE MARTIN, CHARLOTTE LEWIS, RUTH MOORMAN, RUBY WOODS, WILLIAMS MARTIN AND JUANITA MARTIN TO JOSEPH LEE PERRY, AN UNMARRIED PERSON AS RECORDED ON THE 5TH DAY OF MAY, 2004 IN INSTRUMENT NO. 20040505-0051090 AND BY DEFAULT JUDGMENT FROM CHARLES D. MARTIN, MICHAEL J. MARTIN, JR. AND LEON TOBIAS MARTIN TO JOSEPH LEE PERRY AS RECORDED ON THE 2ND DAY OF MARCH, 2005 IN INSTRUMENT NO. 20050302-0023218, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 01/24/06 09:57 2 pgs
Fees:13.00 Taxes:518.00
20060124-0008920

unimproved ( )
This is improved (X) property, known as 2612 Albion Street, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 17th day of January, 2006.

Joseph Lee Perry

Joseph Lee Perry

STATE OF Tennessee
COUNTY OF Davidson

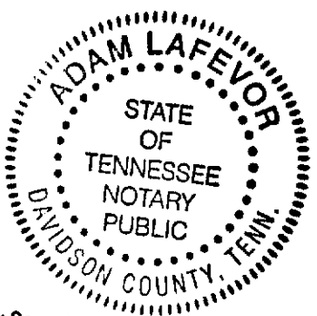
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Lee Perry, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of January, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903