THIS AGREEMENT WAS PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
ONE AMERICAN CENTER
3100 WEST END AVE, SUITE 550
NASHVILLE, TENNESSEE 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 03/13/06 13:13 3 pgs
Fees:18.00 Taxes:74.00
20060313-0028651

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 059-10-0 032.00

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

Affiant

Subscribed and sworn to before me this the 13th day of March, 2006.

My Commission Expires: 7-19-08

Notary Public

JODEAN M. KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:

Joseph L. Perry
(Name)
1008 A 32nd Avenue North,
(Street Address)

Nashville, TN 37209

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **RICHARD BRIGGANCE AND MELVIN C. BLACK,** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Joseph L. Perry,** hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described in **Exhibit "A"** attached hereto and made a part hereof.

BEING unimproved property known as: 3861 Dunbar Drive,
Nashville, TN 37207

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they 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 "Grantor" does further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," his successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 13th day of March, 2006.

Richard Briggance

Melvin C. Black

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Richard Briggance and Melvin C. Black,** 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 in Nashville, Tennessee, this 13th day of March, 2006.

Notary Public

JODEAN M. KING
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 7-19-08

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 19 on the plan of Royal Garden Estates, Section 1, as of record in Book 3700, Page 29, Register's Office for said County

Said Lot No.19 fronts 105 feet on the westerly side of Dunbar Drive and extends back 166.9 feet on the northerly line and 174.6 feet on the southerly line to a dead line in the rear on which it measures 85.68 feet.

Being the same property conveyed to Melvin C. Black and Richard Briggance in Instrument No. 20010403-0031906, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Melvin C. Black and Richard Briggance by Default Judgement of record in Instrument No. 20060201-0012425, Register's office for Davidson County, Tennessee.