Davidson County DEEDWARR
Recvd: 09/05/06 12:51 2 pgs
Fees:13.00 Taxes:723.72

20060905-0109248

PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,600.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-25-06

(AFFIX SEAL)

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# WARRANTY DEED

G-FC-06-538

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Robert W. Perry, Jr. | Wachovia Mortgage Corp. | |
| 538 Inwood Drive | (NAME) 1100 Corporate Center DR. | 133-13-0-065.00 |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Raleigh NC 27601 | |
| (CITY) (STATE) (ZIP) | (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 STANLEY GOLDEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT W. PERRY, JR., AN UNMARRIED MAN, AND COURTNEY E. ROBERTS, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 102, PLAN OF ABBAY HALL, SECTION I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2331, PAGE 18, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM MOLLY GOLDEN AND JAMES E. MCELROY TO STANLEY GOLDEN AS RECORDED ON THE 8TH DAY OF OCTOBER, 2003 IN INSTRUMENT NO. 20031008-0149426 AND WARRANTY DEED FROM JAMES D. KAY, JR. AND WIFE, AND ELAINE M. KAY TO STANLEY GOLDEN AND WIFE, MOLLY GOLDEN AND JAMES E. MCELROY AS RECORDED ON THE 23RD DAY OF MARCH, 2000 IN INSTRUMENT NO. 20000323-0029603, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

NOTE: STANLEY GOLDEN IS ALSO KNOWN ON VARIOUS OTHER DOCUMENTS THROUGHOUT THE CHAIN AS STANLEY GOLDEN, CHARLES S. GOLDEN AND CHARLES STANLEY GOLDEN.

THIS CONVEYANCE IS SUBJECT TO A) 2006 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved ( X ) property, known as 538 Inwood Drive, Nashville, Tennessee 37211
(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 31st day of August, 2006.

Stanley Golden

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stanley Golden, 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 31st day of August, 2006.

Notary Public

My Commission Expires:

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903