Box 14A
20256-5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/07 08:20 2 pgs
Fees:13.00 Taxes:1073.00
20070117-0006544

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$290,000.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of January, 2007.

Notary Public

My commission expires: 11-19-08

(AFFIX SEAL)

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ashley A. Halter	**Wells Fargo Bank, NA**	**Map 104-14 Parcel 035**
2700 Linmar Avenue	**P.O. Box 11701**	
Nashville, TN 37215	**Newark, NJ 07101-4701**	

FOR AND IN 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,

Keith Perryman and wife, Libby Perryman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashley A. Halter, a single person

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. 8 on the unrecorded map of H. E. Marlin's Subdivision of Lot No. 18 and parts of Lots Nos. 20 and 21 of Bransford Realty Company's Sharondale and part of Woodlawn Avenue as shown on Old Plan which was never used and was abondoned by relocation and present location of Woodlawn Avenue lying south of said Lot No. 8, all described according to a copy of a survey made June 5, 1948, by James A. Hamilton, Jr., Surveyor, as follows:

Beginning at a point at the northeast intersection of Linmar Avenue and Woodlawn Drive, as then located, thence with the margin of Woodlawn Drive easterly around a slight curve 143.9 feet to an iron pin in the westerly margin of the Tennessee Central Railway Company right-of-way; thence along the margin of said right-of-way northerly passing the southeast corner of Lot No. 8 at 44.1 feet for a total of 84.1 feet to an iron pin at the corner of Lots No. 8 and 9; thence with the line between said lots westerly 159.5 feet to an iron pin in the easterly margin of Linmar Avenue; thence with the margin of the same southerly passing the southeast corner of Lot No. 8 at an iron pin at 62 feet for a total distance of 77.6 feet to an iron pin, the point of beginning. INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM is that portion of the premises taken by decree of Circuit Court, a copy of which is recorded in Book 5029, page 624, (State of Tennessee v. Ward E. Akers, Minute Book 109A, Page 767,) Register's Office for said County.

Being the same property conveyed to Keith Perryman, by Deed from Reese L. Smith, III, of record in Book 10046, Page 367, Register's Office for Davidson County, Tennessee.

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 been prorated and assumed by the Grantee(s) herein.

This is Improved (__X__) Unimproved (____) property, known as: **2700 Linmar Avenue, Nashville, TN 37215**

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.

Witness my/our hand(s) this **12th** day of **January, 2007.**

Keith Perryman

Libby Perryman

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 **Keith Perryman and Libby Perryman,** the bargainor, 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 at Nashville, Tennessee, this **12th** day of **January, 2007.**

Notary Public

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-19-08