This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Dwight Holcombe
730 Noel Drive
Mt. Juliet, Tennessee 37122

SEND TAX BILL TO:
Owner

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

Davidson County DEEDWARR
Recvd: 04/03/07 09:06 3 pgs
Fees:18.00 Taxes:314.50
20070403-0039555

MAP **83-06-0**
GROUP
PARCEL **186.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jerry Wilson Perrell** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Dwight Holcombe**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land located in 7th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being the westerly half of Lot No. 9 on the Map of Sneed and Hamilton's Re-subdivision of Lots Nos. 2, 3, 7, 8, 9, 10, 15, 16, 17 and 18 in the First Subdivision of Brownsville as of record in Book 161, page 149, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 9 fronts 50 feet on the southerly side of Tillman, formerly Fall Street and runs back between parallel lines 130 feet to an alley.

Being the same property conveyed to Jerry Wilson Perrell by deed from Mary Helen Perrell dated January 27, 1992, of record in Book 9496, page 961, Register's Office for Davidson County, Tennessee.

This is improved property known as 212 Fall Street, Nashville, Tennessee 37206.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2007, a lien not yet due and payable. Map 83-06-0, Parcel 186.00 . If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2007 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 161, page 149, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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, his heirs and assigns, forever; and,

Grantor does covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 30th day of March, 2007.

Jerry Wilson Perrell

Jerry Wilson Perrell

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jerry Wilson Perrell**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of March, 2007.

Patricia M. Gwin

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 11/23/2008

PATRICIA M. GWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $85,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of March, 2007.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 11/23/2008

