Davidson County DEEDWARR
Recvd: 04/05/07 11:25 1 pg
Fees:13.00 Taxes:1054.50

20070405-0040897

WARRANTY DEED

AT-20070122

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of March, 2007.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lisa Carter	First Magnus Financial Corporation	081-12-0 410.00
1415 9th Avenue North	8 Cadillac Drive, Suite 100	
Nashville, TN 37208	Brentwood, TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Joseph L. Perry, a single man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Lisa Carter, a single person, 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:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being the south 33 feet of Lot No. 155 and the north 17 feet of Lot No. 156 on the Map of McGavock's Addition to the Town of Nashville, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee and further described as follows;

Said parts of lots adjoin and front 50 feet on the west side of 9th Avenue North formerly Buena Vista Turnpike Road, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Joseph L. Perry, a single man from James Lewis Brown, a single man by Warranty Deed dated December 2, 2005 and recorded December 5, 2005 in Instrument #20051205-0145534 and further conveyed on July 27, 2005 in Instrument #20051122-0141228 and on July 10, 1972 in Book 4617, page 9111, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1415 9th Avenue North, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 30th day of March, 2007

Joseph L. Perry

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal at Williamson, Tennessee, this 30th day of March, 2007.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY