Davidson County DEEDWARR
Recvd: 08/02/07 11:57 2 pgs
Fees:13.00 Taxes:105.45
20070802-0091956

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of July, 2007 by and between **Randy L. Perry and Margaret N. Perry**, hereinafter referred to as GRANTOR, and **David Spak and wife, Darcy Spak**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Unit No. A-11, of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

This conveyance is subject to the following:

1) Southern Hills Condominium Association Charter of record in Book 6576, page 69, Register's Office for Davidson County, Tennessee.

2) Master Deed of record in Book 6594, page 502 with first amendment of record in Book 7044, page 209, said Register's Office.

3) Sanitary Sewers and/or Storm Drainage Easement of record in Book 6695, page 22, said Register's Office.

Being the same property conveyed to Randy L. Perry and Margaret N. Perry by Warranty Deed from George E. Welch and wife, Frances J. Welch, dated December 21, 1999, recorded February 2, 2000, of record in Instrument 20000202-0010844, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **370 Wallace Road Unit A-11, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Randy L. Perry

Margaret N. Perry

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

Personally appeared before me, a Notary Public of said county and state, Randy L. Perry and Margaret N. Perry, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 23rd day of July, 2007.

Cynthia Ann Gore
Notary Public

My Commission Expires: 1/24/10



Name and Address of Property Owner:
David Spak and Darcy Spak
Unit A11 Wallace Road, Nashville, TN 37217

Send Tax Statements to:

David Spak & D'arcy Spak
1111 Blue Spring Road
Franklin, TN 37069

Map & Parcel--147.03-OB-113.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $28,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 23rd day of July, 2007.

Cynthia Ann Gore
Notary Public

My Commission Expires: 1/24/10



RETURN TO:

Land Title South, Inc.
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Franklin, TN 37067

27-1-324