Prepared by & Return To:
Duke Title & Escrow, Inc.
444 Metroplex Drive, Ste. B104
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, for this transfer, whichever is greater, is $28,500.00

D'Arcy Spak
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of September, 2007.

Notary Public
Commission Exp: 3-27-11

Davidson County DEEDWARR
Recvd: 09/25/07 12:26 2 pgs
Fees:13.00 Taxes:105.45
20070925-0114312

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL
D'Arcy Spak, David Spak, Drea York 370 Wallace Rd. B-11 Nashville, TN 37211	New Owner	Map 147-03-0-B- Parcel 101.00

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WARRANTY DEED

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, I/WE Randy Perry and wife Margaret Perry , THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D'arcy Spak, David Spak, Drea York, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson County , STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LEGAL DESCRIPTION

Unit B-11 of Southern Hills Codominiums , as established by Master Deed of record in Book 6594, page 502, Register's office for Davidson County, Tennessee, together with the elements appurtenant thereto as set forth in exhibit A-1 of said master deed.

Being the same property conveyed to Randy Perry and wife, by deed from Jane K. Jeffords. of record in Book 11469, Page 911, dated 11-13-1998, recorded in Register's office for Davidson County, Tennessee.
This conveyance is subject to any and all existing easements, building setback lines and restrictions of record on Plat.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) property taxes for the calendar year 2006 and thereafter.

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, Except for exceptions number 4 and 5 listed above; 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 6th day of ~~July~~ September, 2007

Randy Perry

Margaret Perry

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randy Perry and wife Margaret Perry , 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 at Nashville, Tennessee, this 6th day of September, 2007

Notary Public

Commission Expires: 3-27-11

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds