164-13-0
076.00

This Instrument Prepared by Jane Dougherty
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

STFM-16709

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

THIS INDENTURE, made this 5th day of July, A.D., 2007, between **Kevin Perry and Erika Perry, his wife**, of the City of ANTIOCH, State of TENNESSEE, First Parties, and and **Eleanore F. Walker, Joseph T. Hartman, and Terrell R. Johnson, Trustees under the Declaration of Trust dated May 1, 2003,**, of the City of , State of , Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN **DOLLARS** ($ 10.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 250, First Revision of Asheford Crossing, Section Two, a Planned Unit Development, of record in Plat Book 9700, Page 171, said Register's Office, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Erika Perry and husband, Kevin Perry by deed dated September 11, 1998 from Beazer Homes Corp. dba Phillips Builders, of record in Book 11118, page 715, said Register's Office.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their successors and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

Davidson County DEEDWARR
Recvd: 09/27/07 14:01 2 pgs
Fees:13.00 Taxes:619.75
20070927-0115474

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) Kevin Perry (L.S.)

_____(L.S.) Erika Perry (L.S.)

STATE OF TENNESSEE TN }
COUNTY OF DAVIDSON }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Kevin Perry and Erika Perry, his wife,** the within named 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 office, in DAVIDSON County, this 5th day of JULY 2007

Notary Public

My Commission expires Sept 20, 2008

CARLENE TAYLOR SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER KEVIN AND ERIKA PERRY
ADDRESS 304 CLARK HILL CROSSING
ANTIOCH, TN 37013

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
KEVIN AND ERIKA PERRY
ADDRESS 304 CLARK HILL CROSSING, ANTIOCH, TN 37013

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $167,500.00. Affiant Ida Hawkins.

Subscribed and sworn to before me this 26th day of September 2007.

Notary Public Laura B. Rininger

wp 3-21-09

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY