WARRANTY DEED

AT-20070390

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th day of September, 2007.

(Affix Seal) Notary Public

My Commission Expires: 6.12.11

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#:
Barney R. James, Jr.	Flagstar Bank	081-12-0-F 001.00 CO
1986 Skyline Loop	5151 Corporate Drive	
Antioch, TN 37013	Troy, MI 48098	

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 **Barney R. James, Jr. an unmarried man,** 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 Unit A of the Lee Andrews Corner at Cheatham Place Townhomes, as of record in Master Deed Instrument #20070105-0002242, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph L. Perry, a single man fro Samuel Leroy Davis, a single man by Warranty Deed dated December 2, 2005 and recorded December 5, 2005 in Instrument #20051205-0145535, Register's Office for Davidson County, Tennessee.

Address is known as: 1419 9th Avenue North, Nashville, TN 37208

( ) **unimproved**
This is (X) improved property know as 1419 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 25th day of September, 2007

Joseph L. Perry

Davidson County DEEDWARR
Recvd: 10/01/07 09:45 1 pgs
Fees:13.00 Taxes:1184.00
20071001-0116279

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 25th day of September, 2007.

Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY