Box 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/09/07 13:15 2 pg
Fees:13.00 Taxes:2238.50
20071109-0132466

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$605,000.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of November, 2007.

Notary Public

My commission expires: 10/17/09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David T. Morad **Anna W. Morad**	Pinnacle National Bank	**Map 103-12-0, Parcel 222**
108 Lauderdale Road	211 Commerce Street, Ste 300	
Nashville, TN 37205	Nashville, TN 37201	

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, WE,

Scott Allen Perry and Kimberly Ann Perry, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David T. Morad and Anna W. Morad, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 18, Block "B", on the Plan of Cherokee Park, Second Section, of record in Plat Book 547, page 175 and 176, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Scott Allen Perry and spouse, Kimberly Ann Perry, by Deed from Emily Kirby Schmidt, unmarried, of record in Instrument No. 20010118-0005659, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 547,Page 175 and 176, said Register's Office, which Plan shows a 40 foot minimum building setback line from Lauderdale Road.

This is Improved (X) Unimproved ( ) property, known as: **108 Lauderdale Road, Nashville, TN 37205**

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, 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 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 **8th** day of **November, 2007.**

Scott Allen Perry

Kimberly Ann Perry

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Scott Allen Perry and Kimberly Ann Perry, husband and wife ,** the 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 Nashville, Tennessee, this **8th** day of **November, 2007.**

Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.