WARRANTY DEED

P-07-6522

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me this 15th DAY OF November, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/24/08 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

My Commission Expires

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracey E. Perry	First Tennessee Home Loans	
6522 Marauder Drive (ADDRESS)	(NAME) P.O. Box 809 (ADDRESS)	102-03-0-098.00
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEVERLY J. SEXTON, A SINGLE WOMAN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TRACEY E. PERRY, A SINGLE WOMAN, AND CAROL TERESA BAKER, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their heirs and assigns, that 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. 1340 on the Plan of Charlotte Park, Section 18 of record in Plat Book 3600, Page 51 and 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Beverly J. Sexton, unmarried by deed from Charles Q. Wolf, widower of record in Book 6545, Page 862, in the Register's Office for Davidson County, Tennessee, dated April 24, 1985.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6522 Marauder Drive, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 11/20/07 12:06 2 pgs
Fees:13.00 Taxes:610.50

20071120-0135911

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 15th day of November, 2007.

Beverly J. Sexton

Beverly J. Sexton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notray Public in and for the said County and State, Beverly J. Sexton, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within named instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, ~~Tennessee~~, this 15th day of November, 2007.

Commission Expires: 5/24/2008

Notary Public

SANDY MEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800

Notary Seal present,
but could not be reproduced.

Bill Garrett

Bill Garrett
Davidson County Register of Deeds