Box 34

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Theresa M. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF November 2007

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 1/20/09
(AFFIX SEAL)

LEON SHARBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theresa M. Gregory (NAME)	JP Morgan Chase Bank, N.A. (NAME)	MAP: 91-13
5908 O'Brien Avenue (ADDRESS)	1901 Roxborough Road (ADDRESS)	PARCEL: 302.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Charlotte, NC 28211 (CITY) (STATE) (ZIP)	

FOR AND 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, Charles Edward Perry

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

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:

Being Lot No. 75 on the Plan of West Nashville Heights of record in Book 332, Page 127, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Charles Edward Perry, unmarried, by deed from Glenda Horton, unmarried, of record in Book 11505, Page 594, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED REAL PROPERTY CONVEYED TO THE STATE OF TENNESSEE BY CHARLES EDWARD PERRY BY WARRANTY DEED OF RECORD IN INSTRUMENT NUMBER 20020716-0085644, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING at a point on the southern proposed right of way of I-40, said point located on the western line of the property owned, the common line with property owned by Fred S. Toler, Sr., of record in Book 8971, Page 430, Register's Office for Davidson County, Tennessee, and being 36.666 meters (120.30 feet) right of I-40 survey centerline station 5+175.211; thence north 04 degrees 59 minutes 13 seconds west along the common line 2.559 meters (8.396 feet) to a point on the common line, said point located also on the northwestern corner of the property owned, said point located also on the southern existing METRO right of way of a 3.677 meter (12.063 foot) alley, and being 34,000 meters (111.549 feet), more or less, right of I-40 survey centerline station 5+175.500, more or less, thence north 80 degrees 30 minutes 11 seconds east along the existing METRO alley right of way, and being 14.289 meters (46.881 feet) to a point located on the northeastern corner of the property owned, the common corner with property owned by Sarah Frances and

CONTINUED

unimproved ( )
This is improved (X) property, known as 5908 O'Brien Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 20th day of November 2007

Charles Edward Perry
Charles Edward Perry

Davidson County DEEDWARR
Recvd: 12/03/07 13:57 3 pgs
Fees:18.00 Taxes:444.00

20071203-0139886

LEGAL DESCRIPTION CONTINUATION

Terry Eugene Netherton, of record in Book 8619, Page 770, and being 13.700 meters (44.948 feet), more or less, right of Ramp B survey centerline station 520+002.200, more or less; thence south 04 degrees 59 minutes 13 seconds east along the common line, and being 1.154 meters (3.79 feet) to a point on the southern proposed right of way of I-40, and being 14.832 meters (48.66 feet) right of Ramp B survey centerline station 520+002.191; thence south 75 degrees 08 minutes 47 seconds west along the proposed right of way of I-40, and being 13.161 meters (43.179 feet) to the POINT OF BEGINNING, containing 28.000 square meters (302 square feet), more or less.

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 Charles Edward Perry

the bargainor _____, 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 Nashville, Tennessee, this 20th day of November, 2007.

Commission expires 1-30-09

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEON SHARBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD