Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $139,900.00

Affiant

Subscribed and sworn to before me, this 16th day of May, 2008.

Notary Public
My commission expires 05/03/2010

15-0804-151415

Address of New Owner:	Send Tax Bills to:	Tax Information
Joshua Perry	Magna Bank f/k/a	075-13-0 043.00
247 Jacksonian	P.O. Box 17257	
Hermitage TN 37076	Memphis, TN 38187	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jonathan Rush and wife, Carrie Rush, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joshua Perry and wife, Tiffany Perry, hereinafter called the Grantees, their successors 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, on the Plan of Hermitage Hills, Section 1, of record in Book 2900, Pages 48 and 49, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Rush and wife, Carrie Rush by deed from Frankie Carl Bay and wife, Jerryl Bay, dated September 30, 2003, recorded October 7, 2003, of record in Instrument No. 20031007-0148434, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 247 Jacksonian, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 05/20/08 09:48 2 pgs
Fees:13.00 Taxes:517.63
20080520-0051597

WITNESS my hand this 16th day of May, 2008.

Jonathan Rush

Carrie Rush

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jonathan Rush and Carrie Rush, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 16th day of May, 2008.

State of Tennessee at Large

My Commission expires: 05/03/2010

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds