Prepared by & Return To:
Duke Title & Escrow, Inc.
1086 Kathryn Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, for this transfer, whichever is greater, is $22,000.00

Santos Romero
Affiant

Davidson County DEEDWARR
Recvd: 12/19/08 13:06 2 pgs
Fees:13.00 Taxes:81.40
20081219-0121503

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th DAY OF NOVEMBER, 2008.

Notary Public
Commission Exp: 3-24-11

STATE OF TENNESSEE NOTARY PUBLIC
RAW DUKE
WILLIAMSON COUNTY

ADDRESS NEW OWNERS:
Santos Romero
P.O. Box 140161
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

MAP PARCEL
MAP 133-15-0A
PAR. 081.00 CO

WARRANTY DEED

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, I/WE Randy L. Perry and wife, Margaret Perry, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Santos Romero, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson county, State of Tennessee, described as follows, to-wit:

Unit #N-3 of Pagoda Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a master deed of record in Book 6111, page 22, Register's Office for Davidson county, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said master deed. Reference is hereby made to the plat of Pagoda Condominium set forth in Exhibit A-2 of said Master deed for a more complete identification and description of such unit.

Being the same property conveyed to Randy L. Perry and wife, Margaret Perry by Warranty Deed from Alex Bonner d/b/a B & W Investments, of record in Book 9899, page 395, Register's Office for Davidson county, Tennessee, dated November 30, 1995 and recorded December 27, 1995.

This is improved property known as 320 Welch Road, Unit #N-3, Nashville, Tennessee 37211. MAP 133-15-0A PARCEL 081.00 CO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) property taxes for the calendar year 2009 and thereafter.

x RP

x

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, Except for exceptions number 4 and 5 listed above; 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 4th day of November , 2008.

X _____
Randy L. Perry

X _____
Margaret Perry

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randy L. Perry and wife, Margaret Perry, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal at Nashville, Tennessee , this 4th day of November, 2008.

_____
Notary Public

Commission Expires: 3-27-11

LAURA W. DUKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY