(2)

WARRANTY DEED

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: July 25, 2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Wilson and Catherine Wilson	New Owner	169-00-0-042.00
(NAME)	(NAME)	
P. O. Box 635002		
(ADDRESS)	(ADDRESS)	
Nacogdoches, Texas 75963		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/29/08 08:35 2 pgs
Fees:13.00 Taxes:192.03

20081229-0122610

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 Vincent Perry Jr. and wife, Sherry T. Perry**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Craig Wilson and wife, Catherine Wilson**, 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:

Tract I

Being in the 9th Civil District of Davidson County and described as follows:

Beginning at an iron stake at Vinson Perry's Southeast corner; thence South 53° East 25 ½ poles to an iron stake in a field; thence North 2 1/2° East 16 1/3 poles to a stake on the North side of a Hollow; thence up the Hollow North 53° West 16 2/3 poles to an iron pin and Vinson Perry's Northeast corner; thence with said Vinson Perry's line, South 37 1/2°, West 13 ½ poles to the beginning and containing 1.78 acres, more or less.

Tract II

A parcel of land in the 9th Civil District of Davidson County, Tennessee, on the south easterly side of the Hester & Beasley Road, and being a portion of a 4.5 acre tract of record in Book 2996, page 403, R.O.D.C., Tennessee.

Surveyed September 7, 1960 by S.H. Hutchison as follows:

BEGINNING at a large Red Oak tree on the south easterly margin of the Hester and Beasley Road, same being the corner of John Ursery and E.E. Ursery. Thence south 53° (fifty-three degrees) 30' east 214.5 feet to a stake; Thence north 37° (thirty-seven degrees) 30' east 214.5 feet to a stake; Thence north 53° (fifty-three degrees) 30' west 216 feet more or less to a stake on the margin of Hester and Beasley Road; Thence with the margin of said road 46° west 10 feet to a stake with a Red Oak Pointer; Thence with margin of said road South 37° (thirty-seven degrees) west 205 feet to a point of beginning. Containing 1.05 acres more or less.

Being the same property conveyed to Charles Vincent Perry Jr. and wife Sherry T. Perry by Quitclaim Deed from Mary Lou Perry, unmarried, dated May 29, 2008, as of record in Instrument No. 20080609-0059051, said Register's Office. See also Quitclaim Deed and Affidavit of Heirship of record in Book 11418, page 646, Register's Office for Davidson County, Tennessee

This conveyance is subject to the following: Davidson County Property Taxes for the year 2008, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors.

unimproved ☐

This is improved ☒ property, known as 8882 Hester Beasley Rd., Nashville, TN 37221
(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 our hands this 22nd day of December, 2008.

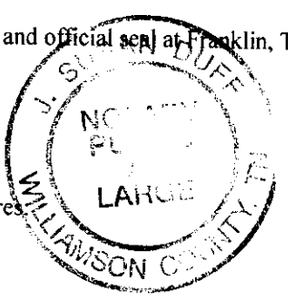
Charles Vincent Perry Jr.
Charles Vincent Perry, Jr.
By: Sherry T Perry Atty-in-Fact
Sherry T. Perry, Atty-in-fact

Sherry T Perry
Sherry T. Perry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Sherry T. Perry, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for Charles Vincent Perry, Jr., the within named bargainor, and that Sherry T. Perry as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Charles Vincent Perry, Jr., the within named bargainor by the said Sherry T. Perry as such Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, the 22nd day of December, 2008.



Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Sherry T. Perry, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of December, 2008.



Notary Public

My Commission Expires: