Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00 Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2009 (Affix Seal) Notary Public My Commission Expires: My Commission Expires 01/09/2012
WARRANTY DEED Preparer's File #-0980209	

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
TEN CADILLAC DRIVE, SUITE 150
BRENTWOOD, TENNESSEE 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Julia C. Perry 3803 Rolland Road Nashville, Tennessee 37205	New Address	104-13-0-111.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MACHIKO CATLIN TRUST**, by Margaret M. Catlin, Trustee, hereinafter called the Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto **JULIA C. PERRY** , hereinafter called the Grantee, her heirs, successors, 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 the easterly 35 feet of Lot No. 6 and the westerly 33 feet of Lot No. 7, on the Plan of Abraham's Subdivision of Lot No. 22, on the Whitland Realty Co.'s Subdivision, Block L, as of record in Plat Book 547, page 87, said Register's Office for said County, to which reference is made for a more complete description.

Said parts of said lots adjoin and front together 68 feet on the southerly margin of Rolland Road, and runs back between lines, measuring 216 feet, more or less, on the easterly line and 218 feet, more or less, on the westerly line to a dead line in the rear, measuring 68 feet thereon.

Being the same property conveyed to Margaret M. Catlin by Warranty Deed from Dixie Leigh Fraley and husband Robert E. Fraley of record in Book 5758, page 316, dated 6/3/1981, Register's Office for Davidson County, Tennessee; further conveyed to Machiko Catlin Trust by Quitclaim Deed from Margaret M. Catlin of record in Instrument No. 20011026-0117270, dated 10/24/2001, Register's Office for Davidson County, Tennessee.

The above said Margaret M. Catlin, and Machiko Catlin, who is the Trustee and Beneficiary of the above said Machiko Catlin Trust, are one and the same person.

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

This is improved property known as **3803 Rolland Road, Nashville, Tennessee 37205**

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 the hand and seal of the Grantor, this **27th** day of **February, 2009**:

MACHIKO CATLIN TRUST

X Margaret M. Catlin (Trustee)

By: Margaret M. Catlin
Title: Trustee

Davidson County DEEDWARR
Recvd: 03/05/09 13:20 1 pgs
Fees:13.00 Taxes:1554.00
20090305-0019860

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 Margaret M. Catlin, as Trustee of Machiko Catlin Trust, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 27th day of February, 2009.

Notary Public

My Commission Expires: 6/29/2010