BILL GARRETT, Davidson County
Trans:T20100024538 DEEDWARRSP
Recvd: 04/26/10 10:01 3 pgs
Fees:18.00 Taxes:143.77



20100426-0031138

THIS INSTRUMENT PREPARED BY:
Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Joseph Wayne Perry
Heir-at-Law of Mary Sue Perry (deceased) ("GRANTOR")

TO: Judy Perry Sears ("GRANTEE")

NEW OWNERS:	SEND TAX BILLS TO:	PARCEL ID:
Judy Perry Sears 3304 Stockdale Lane Nashville, TN 37207	Judy Perry Sears 3304 Stockdale Lane Nashville, TN 37207	05011003200

SPECIAL WARRANTY DEED

WHEREAS, Joshua H. Perry and wife, Mary Sue Perry are the current owners of record of the property set forth below (the " Property");

WHEREAS, Joshua H. Perry died on December 9, 1982 and the Property passed to his wife, Mary Sue Perry, by operation of law.

WHEREAS, Mary Sue Perry died intestate on March 2, 2009 and her interest in the Property passed equally to her children and heirs-at-law, Joseph Wayne Perry and Judy Perry Sears, by operation of law;

WHEREAS, Joseph Wayne Perry has signed an affidavit attesting to his status as a child and heir-at-law of Mary Sue Perry, said affidavit being attached as Exhibits "A" to this deed;

WHEREAS, the undersigned Joseph Wayne Perry desires to assign and transfer his one-half undivided interest in the Property to Judy Perry Sears;

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of Thirty Eight Thousand Eight Hundred Fifty-Six and No/100's Dollars ($38,856.00) cash in hand paid by Judy Perry Sears, I, Joseph Wayne Perry, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said Judy Perry Sears, unmarried, her heirs, successors, and assigns, my one-half undivided interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 618 on the Plan of Parkwood Estates, Section 4 of record in Book 3300, Page 80, Register's Office for Davidson County, Tennessee.

SAID Lot No. 618 fronts 75.0 feet on the southeastern margin of Stockdale Lane and runs back between lines 140.0 feet on the northeastern line and 129.5 feet on the southwestern line to a broken dead line in the rear on which it measures 78.6 feet.

BEING part of the same property conveyed to Joshua H. Perry and wife, Mary H. Perry (one and the same as Mary Sue Perry) by Warranty Deed dated January 14, 1964, of record in Book 3674, Page 489, in the Register's Office for Davidson County, Tennessee.

This is improved property located at: 3304 Stockdale Lane, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and

interest thereto belonging to the said Judy Perry Sears, her heirs, successors, and assigns, forever, in fee simple.

GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except:

1. Real property taxes for the years 2009 and 2010 which are assumed by the GRANTEE.

2. Matters shown on the Plan of record in Plat Book 330, Page 80, in the Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 3434, Page 270 and amended in Book 3616, Page 269, said Register's Office.

4. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

The Estate of Mary Sue Perry has obtained a TennCare Release.

GRANTOR covenants with GRANTEE that he has done nothing to impair the title as received by GRANTOR, and he will warrant and defend the title against the lawful claims of all persons claiming by or through him in his representative capacity, but not further or otherwise.

WITNESS my hand, this 20th day of APRIL, 2010.

Joshua Wayne Perry, Heir-at-law

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Joshua Wayne Perry, the bargainor, with whom I am personally acquainted, or who 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 office, this the 20th day of April, 2010.

Notary Public

My Commission Expires: 5-8-2012

MICHELLE FLANAGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration paid for this transfer is $ 38,856.00.

Affiant

Subscribed and sworn to before me this 20th day of April, 2010.

Notary Public

My Commission Expires: 5-8-2012

MICHELLE FLANAGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2012

EXHIBIT " A"

AFFIDAVIT OF INHERITANCE FOR JOSHUA WAYNE PERRY

I, the undersigned, of Nashville, Tennessee, being first duly sworn, depose and say:

(1) I am an adult and resident of Nashville, Davidson County, Tennessee.

(2) My father, Joshua H. Perry, died on December 9, 1982.

(3) My mother, Mary Sue Perry, died on March 2, 2009.

(4) At the time of her death my mother was the owner of the real property located in the attached Special Warranty Deed. The undersigned, being a child and surviving heir-at-law of the deceased, received a one-half undivided interest in said property.

IN WITNESS WHEREOF, the Affiant has executed this Affidavit on the day and date set forth opposite his name.

4-20-010
Date

Joshua W. Perry
Joshua Wayne Perry

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joshua Wayne Perry, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 20 day of April, 2010.

S. Michelle Flanagan
Notary Public

S. MICHELLE FLANAGAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission expires: 5-8-2012