NEW OWNER:

THOMAS S. PERRY and wife, WENDY PERRY
641 Albany Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER

Map 075
Group 08-0
Parcel 046.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
125 North Castle Heights Ave, Ste. B
Lebanon, TN 37087
FILE NO: 11-0237

BILL GARRETT, Davidson County
Trans:T20110031376 DEEDWARR
Recvd: 05/26/11 09:31 3 pgs
Fees:18.00 Taxes:333.00
20110526-0040307

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ninety Thousand and 00/100 Dollars ($90,000.00)** cash in hand paid, the receipt of which is hereby acknowledged **THE ESTATE OF JANICE M. WARREN a/k/a JANICE MARIE WARREN, by Denise M. Ritossa, as Executrix,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **THOMAS S. PERRY and wife, WENDY A. PERRY** , ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 251 on the Plan of Tulip Grove, Section Four, as of record in Book 4175, page 12, Register's Office for said County.

Said Lot fronts 80 ft. on the easterly side of Albany Drive and extends back 152.85 ft. on the southerly line and 150 ft. on the northerly line to a dead line and measures 80.05 ft.

Being the same property conveyed to Mrs. Janice M. Ruane from Quitclaim Deed frrom Kenneth P. Ruane and Janice M. Ruane to Robert L. Jackson, Trustee, dated June 7, 1977 and of record in Record Book 5157, Page 282, Register's Office for Davidson County, Tennessee. For further reference, see deed in Book 4708, Page 687, Register's Office for Davidson County, Tennessee. Janice M. Ruane also known as Janice M. Warren died testate on January 14, 2011. Her will is probated in Davidson County, Docket No. 11P-233, and Denise M. Ritossa is named as the Executrix of her estate.

NOTE: For the purposes contained herein Janice M. Ruane, Janice M. Warren, and Janice Marie Warren, are one in the same person.

This is IMPROVED property known as 641 Albany Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before May 25, 2011.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 24th day of May, 2011.

THE ESTATE OF JANICE M. WARREN a/k/a JANICE MARIE WARREN

By: _____

DENISE M. RITOSSA, EXECUTRIX

NOTARIAL SEAL • OHIO • STATE OF

STATE OF Ohio

COUNTY OF Lake

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid Denise M. Ritossa, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that She executed the within instrument on behalf of, and as Executrix for, The Estate of Janice M. Warren a/k/a Janice Marie Warren, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of May, 2011.

_____

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

Michael L. Behnke
Notary Public, State of Ohio, Cuy. Cty.
My commission expires Aug. 21, 2015

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The actual consideration or value, whichever is greater, for this transfer is $90,000.00 .

Executrix of the Estate for Janice M. Warren

AFFIANT

Sworn to and subscribed to before me this 24th day of May, 2011.

NOTARY PUBLIC

My commission expires: _____

Michael L. Behnke
Notary Public, State of Ohio, Cuy. Cty.
My commission expires Aug. 21, 2015

NOTARIAL SEAL • OHIO • STATE OF