THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30161-07-2011** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $366,500.00. Affiant Subscribed and sworn to before me this 18th day of August, 2011. Notary Public My Commission Expires: 6/9/2013

TRACEY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

WARRANTY DEED

Address New Owner: Rex Perry, Donna Perry 3506 Wilbur Place Nashville, TN 37204	**Send Tax Bills To:** Regions Bank d/b/a Regions Mtg. 2050 Parkway Office Circle Birmingham, AL 35244	**Tax Information:** Map and Parcel No.: 118 100 16700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James A. Beakes, III and wife, Katherine S. Beakes**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rex L. Perry and wife, Donna T. Perry** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3506 Wilbur Place, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of August, 2011.

James A. Beakes, III

Katherine S. Beakes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James A. Beakes, III and Katherine S. Beakes**, 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, at office, this 18th day of August, 2011.

GRALL WHITE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires
August 23, 2011

Notary Public

My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20110051493 DEEDWARR
Recvd: 08/22/11 10:49 2 pgs
Fees:13.00 Taxes:1356.05
20110822-0064690

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Woodmont Boulevard Section of Marengo Park, of record in Plat Book 1130, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James A. Beakes, III and wife, Katherine S. Beakes, by deed dated November 2, 2004, from Paul Polycarpou, of record in Instrument No. 20041112-0136156, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1130, page 2, Register's Office for Davidson County, Tennessee.