BILL GARRETT, Davidson County
Trans:T20110082543 DEEDWARR
Recvd: 12/29/11 14:44 2 pgs
Fees:13.00 Taxes:33.30
20111229-0101903

This Instrument Prepared By:
Ronald H. Bice, Jr. Attorney
4515 Harding Road, Suite 103
Nashville, TN 37205

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills to:	Map/Parcel No.:
RICHARD PERKERSON 45 Industry Street Nashville, TN 37210	Same	Map 105-8 Parcel / 155

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **LORAINE WRIGHT, LUCILLE BASHAW, and JOHN DEE WHITTEMORE**, Grantors, have this day conveyed, bargained and sold, and do hereby transfer and convey unto **RICHARD PERKERSON,** his successors, representatives and assigns, hereinafter referred to as Grantee all of their right, title, interest and ownership in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 24, Guilford Dudley's Addition to Nashville, Tennessee, as shown on Plat of record in Plat Book 332, Page 73, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Said Lot 24 fronts 50 feet on the North side of Mill Street, and extends back north between parallel lines 140 feet to an alley.

Being the same property conveyed to Maggie Ervin a/k/a Maggie Erwin by deed of record in Book 675, Page 779, in the Register's Office for Davidson County, Tennessee. The said Maggie Erwin having since died and pursuant to an Affidavit of Heirship of record in Book 10152, Page 701, said Register's Office, title in the subject property vested in Tennessee (Tennie) McClain, now deceased and without issue; Laura Etta Hardeman, now deceased and without issue; Roger Erwin, now deceased and without issue; Archie Erwin, now deceased and without issue; Johnie Eugene Erwin; Willie Erwin; and Mamie Whittemore. The said Johnie Eugene Erwin and Willie Erwin having since died both unmarried and without issue pursuant to an Affidavit of Heirship of record in Instrument No. 20111229-0101902, said Register's Office for Davidson County, Tennessee. The said Mamie Whittemore having since died and pursuant to an Affidavit of Heirship of record in Instrument No. 20020418-0048336, said Register's Office, title to subject property vested in Loraine Wright, Lucille Bashaw and John Dee Whittemore.

This conveyance is made subject to:
All matters shown on Plan of record in Plat Book 332, Page 73, in the Register's Office for Davidson County, Tennessee, and other matters of record.

This is unimproved real property known as 50 Industry Street, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest

thereto belonging, to the said Grantee, his representatives, successors and assigns forever. And we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2011 real estate taxes which have been paid at closing.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his representatives, successors and assigns, against the lawful claims of all persons.

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

Witness our hands this 29th day of December, 2011.

Loraine Wright
LORAINE WRIGHT

Lucille Bashaw
LUCILLE BASHAW

John D. Whittemore
JOHN DEE WHITTEMORE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater of this transfer is $9,000.00.

Richard Parkerson
Affiant

Subscribed and sworn to before me, this the 29th day of December, 2011.

Ronald H. Bice Jr
Notary Public

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 11-04-13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald H. Bice Jr, a Notary Public in and for said County and State, LORAINE WRIGHT, LUCILLE BASHAW and JOHN DEE WHITTEMORE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of December, 2011.

Ronald H. Bice Jr

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public
My Commission Expires: 11-04-13