WARRANTY DEED

BOOK 5146 PAGE 562

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Nos.
James W. Perkins, Jr., et ux, Betty B. Perkins 116 Jackson Boulevard Nashville, TN 37205	SAME	Map 116-10 Par 11

This Instrument Prepared By:

Michael J. Philbin, Attorney
300 James Robertson Parkway
Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 485,000.00.

Affiant

Sworn to and subscribed before me this 12th day of May.

Notary Public

My Commission Expires: 12-6-79

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, LAURENCE A. GROSSMAN AND WIFE, DOROTHY RUTH GROSSMAN, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto JAMES W. PERKINS, JR., AND WIFE, BETTY B. PERKINS, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

FIRST TRACT: Being the westerly part of Lot No. 1 in Johnson Bransford's Subdivision of part of Lots 1, 2 and 44 in subdivision of Deer Park, Belle Meade, the plan of which is recorded in Book 421, Page 115, of the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the north margin of a roadway shown on said plan, marked "private road" (now Jackson Boulevard) 376.5 feet southeast of the Harding Pike; extending thence westerly along the north margin of said private road 376.5 feet to the Harding Turnpike; thence in a northeasterly direction along the southeast margin of the said Harding Turnpike 432.5 feet to a point; thence south 49 1/4° east 376.5 feet to a point; thence in a straight line in a southwesterly direction to the beginning.

SECOND TRACT: Being part of Lot No. 1 in Johnson Bransford's Subdivision of part of Lots 1, 2 and 44, in Subdivision of Deer Park, Belle Meade, a plan of which is recorded in Book 421, Page 115, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the north margin of a private road (now Jackson Boulevard) 376.5 feet east of the intersection of the Harding Road and said private road (now Jackson Boulevard); running thence easterly

along the northerly margin of said private road (now Jackson Boulevard) 91.5 feet to a point in said north margin of said private road (now Jackson Boulevard); thence in a straight line northerly to a point in the northerly margin of said Lot No. 1, which point is 456.5 feet east of the Harding Raod, measured along with the north margin of said Lot No. 1; thence in a northwesterly direction 38.5 feet to a hackberry tree in said north margin of said Lot No. 1; thence in a westerly direction 41.5 feet to a point; thence southerly in a straight line and along the easterly boundary line of the lot heretofore conveyed to Mamie E. Ewing by deed from Johnson Bransford, to the point of beginning.

THIRD TRACT: Being "Acreage Tract B" on the map of Johnson Bransford's Subdivision of Lots 1, 2, and 44 in Belle Meade Subdivision, a plan of which is recorded in Book 547, Page 8, of the Register's Office for Davidson County, Tennessee, being more accurately described as follows:

Beginning at a point in the east boundary line of the Harry Sudekum tract, which point is 475 feet north of Jackson Boulevard or a Private Road, measured along the east boundary line of the Sudekum tract, said point being the northwest corner of the tract herein conveyed; running thence south 27° east 213.3 feet to a point; thence south 54.3 feet to a point; thence in a northwesterly direction 109.5 feet to a point in the east margin of the Lipscomb tract; thence northerly along said east margin of Lipscomb tract 30 feet; thence in a westerly direction, along the northerly margin of said Lipscomb tract 84.6 feet to a point in the east margin of the Sudekum tract mentioned above; thence in a northerly direction, along said east margin of the Sudekum tract, 145 feet to the point of beginning, said tract containing 45/100 acres.

FOURTH TRACT: Being lots numbered "seven" (7) and "eight" (8) on the Map of Johnson Bransford's resubdivision of Lots Nos. 1, 2, 3 and 44 in Belle Meade Subdivision, as of record in Book 547, Page 168, of the Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the southerly margin of Clarendon Avenue, at the corner of Lots Nos. 6 and 7; running thence southerly with the line between said two lots, 166 feet 6 inches to the southeast corner of said Lot No. 7; thence in a northwesterly direction, with the rear line of Lots Nos. 7 and 8, 251 feet 8 inches to a hackberry; thence continuing with the rear line of said Lot No. 8, 418 feet to the easterly margin of the Harding Road; thence around a curve, in a northeasterly direction to the southerly margin of Clarendon Avenue; thence easterly with the southerly margin of said Avenue, 613 1/2 feet, more or less, to the beginning.

Being the same property conveyed to Laurence A. Grossman and wife, Dorothy Ruth Grossman, by deed from Third National Bank in Nashville, Trustee, Garth E. Fort, Dudley C. Fort and Rufus E. Fort, Jr., of record in Book 5105,Page 863, Register's Office for Davidson County, Tennessee.

This is improved property, known as 116 Jackson Boulevard, 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 Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs 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 our hands this 12th day of May, 1977.

LAURENCE A. GROSSMAN

DOROTHY RUTH GROSSMAN

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 Laurence A. Grossman and Dorothy Ruth Grossman, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of May, 1977.

NOTARY PUBLIC

My Commission Expires: June 1, 1977

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

E03409

IDENTIFICATION REFERENCE

MAY 12 2 04 PM '77

FEE & TAX DIVISION DAVIDSON COUNTY, TENN.

MAY 12 CONV * 485000 00
MAY 12 S'TAX B* 1,261.00
MAY 12 PR'FEE B* .50
MAY 12 W'DEED B* 6.00 * 1,267.50