This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5165 PAGE 513

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard V. Perkerson, Jr., and wife	Same	Map 105-4
(NAME) 2517 David Drive	(NAME)	Parcel 178
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37214	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Richard V. Perkerson, Jr. and wife, Barbara D. Perkerson and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Callie Anderson, a widow, and Annie P. Baxter, a widow,

have this day bargained and sold, and do hereby transfer and convey unto the said Richard V. Perkerson, Jr. and wife, Barbara D. Perkerson,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Trimble Plan of National Hill, as of record in Book 21, page 103, Register's Office for said County.
Said Lot No. 39 fronts 50 feet on the westerly side of Lewis Street, formerly East Hill Street, and extends back between parallel lines, 120 feet to an alley.

Being the same property conveyed to Charles Baxter and wife, Annie P. Baxter, for and during their natural lives with remainder in fee simple to Callie Anderson, by deed from Georgiana A. Banks Howse, et al, of record in Book 3845, page 611, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,000.00

Subscribed and sworn to before me, this the 29th day of June 19 77

Affiant Doris Moran

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ensey

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (XX) property, known as 1259 Lewis Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Richard V. Perkerson, Jr. and wife, Barbara D. Perkerson,
their *(successors),*
heirs and assigns forever. 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 1977 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Richard V. Perkerson, Jr. and wife, Barbara D. Perkerson, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 9th *day of* June, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Monroe McRae

Witness of Monroe

x Callie Anderson
Callie Anderson

Annie P. Baxter

BOOK 5165 PAGE 544

FLORIDA
STATE OF ~~XXXXXXXXX~~ }
COUNTY OF ~~XXXXXXX~~ }
PINELLAS

Personally appeared before me, Monnie McRae, *a Notary Public in and for said County and State,* Callie Anderson,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at St. Petersburg, Florida ~~XXXXXXXX~~
this 1st *day of* June, *19* 77

Notary Public, State of Florida at Large.
My Commission Expires OCT. 14, 1979.

Monnie McRae *Notary Public*

Commission expires

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....self *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....self.

JUN29'77 CONV $4,000.00
JUN29'77 REV TAX 10.40
JUN29'77 PR FEE B* .50
JUN29'77 W DEED B* 4.00 * 14.90

Witness my hand and seal, at office in .....,
this .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Emsey, a Notary Public in and for said County and State, Annie P. Baxter, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 1977.

Mary Emsey
Notary Public

My commission expires: 4-21-80

PLEASE RETURN TO
CHICAGO TITLE INS. CO
AMER.
NASHVILLE, TENN. 37203

231992

WARRANTY DEED

FROM
Callie Anderson et al

TO
Richard V. Perkerson, Jr., et ux

E 11910

IDENTIF. REFERENCE

JUN 29 3 26 PM '77

FEE
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238