#4239

File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 6711 PAGE 862

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 110
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GEORGE T. PERKINS (NAME)	ZEITLIN FINANCIAL SERVICES, INC. (NAME)	Map 103-9
600 Hillwood Drive (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 200 (STREET ADDRESS)	Parcel 62
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	F.B. #8DA-60535

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, TOM C. ALLEN and wife, MARY H. ALLEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE T. PERKINS and wife, SUSAN J. PERKINS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 66 and that portion of Hillwood Boulevard abandoned by the council of the Metropolitan Government of Nashville and Davidson County, on the plan of Hillwood Estates, Section 6, of record in Book 2133, page 96, Register's Office for said County, and by Metropolitan County Council, Bill No. 64-254, in the County Court Clerk's Office for said County.

Said property, which is a corner lot, fronts 132.71 feet on the northerly margin of Kendall Drive and fronts 130.00 feet on the northeasterly margin of Hillwood Drive, said frontages being joined by a curve having a length of 38.22 feet, and extends back 470.1 feet on the easterly line and 507.7 feet on the broken westerly line to a point of intersection, together with the right to use and occupy a plot of land now included in Lot 291, Hillwood Estates, Section 16, of record in Book 3300, page 89, said Register's Office 15 feet wide by 100 feet long, adjacent to said property's broken westerly line beginning 157.4 feet south from the common north corner of Lots 291 and 66.

Being the same property conveyed to Tom C. Allen and wife, Mary H. Allen by deed from Robert J. Borges and wife, Kathleen L. Borges of record in Book 6282, page 625, said Register's Office.

This conveyance is made subject to (1) All matters appearing on the Plan of Hillwood Estates, Section 6, of record in Book 2133, page 96; and (2) the rights of the public and subject to easements, if any, across that portion of, subject property which was closed by the Council of the Metropolitan Government of Nashville and Davidson County, Council Bill No. 64-254, in the County Court Clerk's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 600 Hillwood Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 11th day of November, 19 85

Tom C. Allen by Ronald H. Bridges Mary H. Allen

TOM C. ALLEN
Attorney-in-Fact for the said
Tom C. Allen by Power of Attorney
recorded simultaneously herewith

MARY H. ALLEN

STATE OF TENNESSEE

BOOK 6711 PAGE 863

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY H. ALLEN

the bargainor ____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of November, 19 85.

My commission expires 3/23/88 Notary Public Dana B. Smith

STATE OF TENNESSEE

COUNTY OF ____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged ____ self to be ____ of the ____, the within named bargainor, a corporation, and that as such ____ being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ____ as such ____

Witness my hand and official seal, at ____

this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

FILED FOR RECORD AND RECORDED IN DAVIDSON COUNTY, TENNESSEE
NOV 15 9 57 AM '85

IDENTIFICATION REFERENCE

5 3 8 8 4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of November, 1985, before me personally appeared Ronald H. Bice, Jr., to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of TOM C. ALLEN, and acknowledged that he executed same as the free act and deed of the said TOM C. ALLEN.

Witness my hand and seal, at office in Nashville, Tennessee, this 11th day of November, 1985.

My Commission Expires: 3/23/88

Dana B. Smith
Notary Public

STATE OF Kansas
COUNTY OF Johnson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

George T. Perkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 19 85.

MY COMMISSION EXPIRES: July 17, 1988 (AFFIX SEAL) Brenda K. Beck
Notary Public

BRENDA K. BECK NOTARY PUBLIC JOHNSON COUNTY, KS

WARRANTY DEED

FROM TOM C. ALLEN and wife, MARY H. ALLEN

TO GEORGE T. PERKINS and wife, SUSAN J. PERKINS

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6711 PAGE 864

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

130000.00- CAMT.
338.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 344.60-
7764A11/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5387.

IDENTIFI REFERENCE

Nov 19 8 57 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 192943