Mortgage Holder:
Lumbermen's Investment Corp.

BOOK 6975 PAGE 770 box 23

Address New Owner:	Send Tax Bills To:	Map/Parcel
Michael F. Perkerson	Same	Map 92-5
P.O. Box 101013		Par 308
Nashville, Tn. 37210		11W-62335

WARRANTY DEED

FOR AND IN CONSIDERATION 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, CARL H. BEAN, JR., Individually and d/b/a Music City Investment Enterprises, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said MICHAEL F. PERKERSON and wife, DAWN K. PERKERSON, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 66 and the east six feet of Lot No. 67 on the Map of G. E. Jackson's Subdivision of the Marable Lot, as of record in Book 161, Page 86, Register's Office for said County.

Said Lot No. 66 and part of Lot No. 67 adjoin and front together 45 feet on the southerly side of Clifton Pike and run back between parallel lines along the westerly margin of an alley in the rear.

Being the same property conveyed to Music City Investment Enterprises by deed from Alvin S. Stokes and wife, Pamela J. Stokes, of record in Book 5671, page 899, Register's Office for Davidson County, Tennessee.

Belinda H. Bean, wife, of Carl H. Bean, Jr., executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest that may have accrued to her by virtue of her marriage to Carl H. Bean, Jr., and (ii) waiving and renouncing any dower, elective share or exemption rights provided for by law in the premises hereby conveyed.

This property is conveyed subject to the Plan of record in Book 161, Page 86, said Register's Office and to all applicable local government planning, building and zoning regulations.

It is agreed and understood that the above-named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 5230, page 422, said Register's Office.

This is improved property known as 3007 Clifton Avenue, Nashville, Tennesee.

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

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

09/11-07-11/93 CHECK

838

Whenever 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 on this 5TH day of September, 1986.

Carl H. Bean Jr.
CARL H. BEAN, JR.
Individually, and d/b/a
Music City Investment Enterprises

Belinda H. Bean
BELINDA H. BEAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $28,800.00

Michael F. Perkerson
AFFIANT

Sworn to and subscribed before me this 5th day of September, 1986.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl H. Bean, Jr., Individually and d/b/a Music City Investment Enterprises, and wife, Belinda H. Bean, the bargainors, 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 and official seal at ~~Brentwood~~ NASHVILLE, Tennessee, this 10TH day of September, 1986.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

40963
IDENTIFICATION REFERENCE
SEP 11 9 31 AM '86
STELLA L. WILSON REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6975 PAGE 772

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			28000.00 CAMT.	
			80.64 CSTAX.	
			.50 PRFEE.	
			6.00 WDEED	
			CHECK	87.14
0638A09/11/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40963

IDENTIFICATION REFERENCE #

SEP 11 9 31 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 293486