THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

BOOK 7342 PAGE 539

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO MORTGAGEE:	MAP & PARCEL #
Elizabeth A. Perkett 126 Lincoln Court Nashville, TN 37205	Commerce Union Bank Mortgage Administration Department Post Office Box 121999 Nashville, TN 37212-1999	Map # 116 Group # 13 Parcel # 129

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, SERGE B. MARTIN AND WIFE, JENNIFER C. MARTIN, do hereby transfer and convey unto ELIZABETH A. PERKETT, UNMARRIED, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being the northerly 17-1/2 feet of Lot No. 35 and all of Lots Nos. 36 and 37 of Block No. 2 on the Map of the Courts of Belle Meade, as of record in Book 547, Page 141, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 35 and all of Lots Nos. 36 and 37 front together 77-1/2 feet on the westerly side of Lincoln Court, and runs back between parallel lines, 145 feet to a dead line.

BEING the same property conveyed to Serge B. Martin and wife, Jennifer C. Martin by deed from William Hunter Dews and wife, Mary Primm Dews of record in Book 6093, Page 764, Register's Office for Davidson County, Tennessee.

This is improved real property known as 126 Lincoln Court, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said ELIZABETH A. PERKETT, her heirs, successors and assigns forever.

The undersigned covenant with the said ELIZABETH A. PERKETT, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1987 which are prorated to date of closing and assumed by the Grantee.

2. Matters set forth on the Map of the Court of Belle Meade, as of record in Book 547, Page 141, Register's Office for Davidson County, Tennessee.

The undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend

6 | 7. 6.

IDENTIFICATION REFERENCE

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DAVIDSON COUNTY, TN

RUSH

the title to said land to the said ELIZABETH A. PERKETT, her heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 31st day of August, 1987.

Serge B. Martin
SERGE B. MARTIN

Jennifer C. Martin
JENNIFER C. MARTIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [signature], a Notary Public in and for said State and County, SERGE B. MARTIN AND WIFE, JENNIFER C. MARTIN, the within named the within 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 Nashville, Tennessee this 31st day of August, 1987.

[signature]
NOTARY PUBLIC

My Commission Expires: 3/11/91

NOTARY PUBLIC AT LARGE

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $97,000.00.

Elizabeth Ann Perkett
AFFIANT

Sworn to and subscribed before me this 31st day of August, 1987.

[signature]
NOTARY PUBLIC

My Commission Expires: 3/4/91

NOTARY PUBLIC AT LARGE

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7342 PAGE 541

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			97000.00- CAMT.	
			271.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	278.10-
8571A09/02/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

SEP 2 10 46 AM '87

FELIX Z. WILSON II Register
DAVIDSON COUNTY, TN

No. 12340