FILE 23

File No: 8390-3

BOOK 7759 PAGE 43

Address New Owner:	Send Tax Bills To:	Map/Parcel
Michael F. Perkerson	Same	Map 104-1
P.O. Box 101013		Par 107
NASHVILLE, TN 37210		11W-84735

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, JOHN W. LOVETT, an unmarried person, 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. 4 on the Revised Plan of Valley View Subdivision, Section One, of record in Book 2331, page 88, Register's Office for said County, as follows:

Said Lot No. 4 fronts 53.8 feet on the south side of Sentinel Drive and runs back between lines, 152 feet on the west line and 160.8 feet on the east line to the north right-of-way of the N.C. & St. L. Railroad Branch, measuring 67.3 feet thereon.

Being the same property conveyed to John W. Lovett and wife, Virginia L. Lovett, for the specific purpose of creating an estate by the entirety as provided by T.C.A. 66-1-109, by deed from Virginia L. Lovett of record in Book 6893, page 353, Register's Office for Davidson County, Tennessee, the said Virginia L. Lovett having since died vesting title John W. Lovett as surviving spouse.

This property is conveyed subject to the Plan of record in Book 2331, Page 88, said Register's Office; Restrictive Covenants contained in an instrument of record in Book 2446, page 146, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is improved property known as 3801 Sentinel Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Michael F. Perkerson and wife, Dawn K. Perkerson, their heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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 24th day of January, 1989.

John W Lovett

JOHN W. LOVETT, an unmarried person

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 30,750.00

X Michael F. Patterson
AFFIANT

Sworn to and subscribed before me this ~~24th~~ 25TH day of January, 1989.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89.

DAVID COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Lovett, 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 Brentwood, Tennessee, this 24th day of January, 1989.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89.

DAVID COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

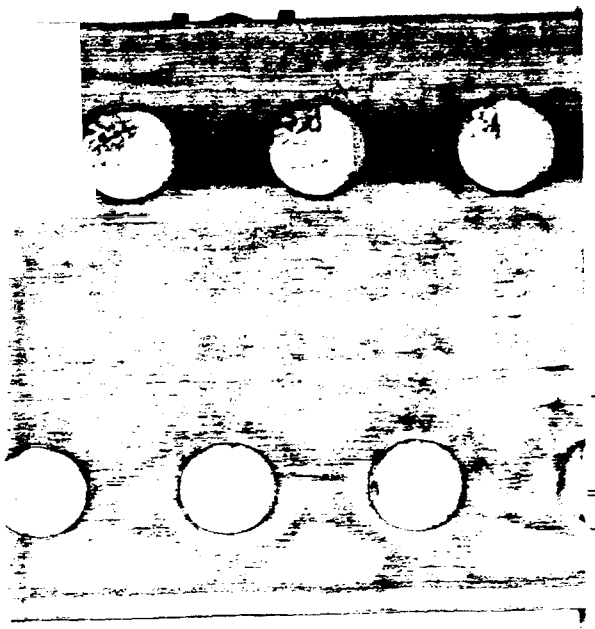
Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

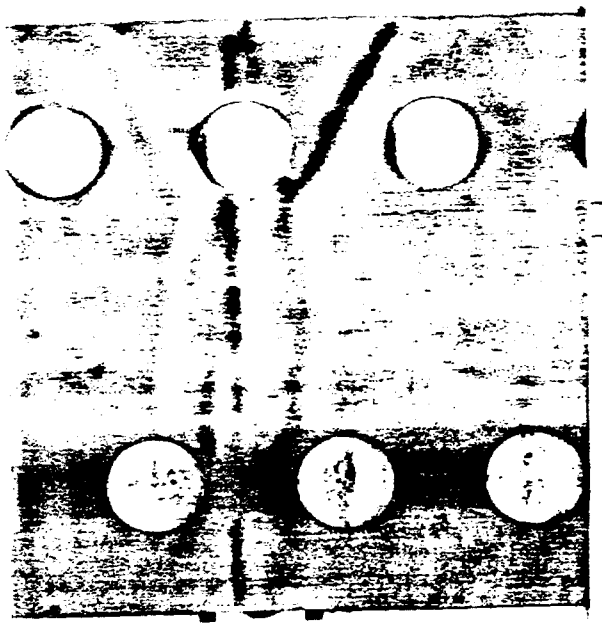
0 4 1 9 0

IDENTIFICATION

JAN 26 11 52 AM '89

9484 0125 0001 03CHECK 107.81





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

RECEIVED OF _____

FOR _____

BOOK 7759 PAGE 45

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

CAMT 30750.00
CON TX 101.31
PRFEE 0.50
WDEED 6.00
TOTAL 107.81
CHECK 107.81
01/26/89 01 11:55 0001 9484

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04190

IDENTIFICATION

JAN 26 11 52 AM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 176098