08027

This Instrument Prepared By:
OWENS & HERRING
Suite 200
200 Fourth Avenue North
Nashville, TN 37219

FEB 9 2 08 PM '89

RUSH

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL #:
Michael F. Perkerson and Dawn K. Perkerson P. O. Box 90426 Nashville, TN 37210	Same	91-16 354

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10), in addition to the assumption of the existing debt secured by a deed of trust on the below-described property to FIRST TENNESSEE BANK and pay off of the debt to BLAZIER FINANCIAL SERVICES which is also secured by a deed of trust on the below-described property, DANIEL J. COMBS, who is unmarried, has this day bargained and sold, and does hereby transfer and convey unto MICHAEL F. PERKERSON and wife, DAWN K. PERKERSON, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 43 on the Map of the Subdivision of P.S. Stump, deceased, as of record in Plan Book No. 2, pages 74 and 78, Chancery Court at Nashville.
>
> Said Lot No. 43 fronts 60 feet on the northerly side of Dakota Avenue, formerly Fourth Avenue, and runs back between parallel lines, 150 feet to an alley.
>
> Being the same property conveyed to David J. Combs from Lloyd R. Anderson and wife, Pamela L. Anderson, of record in Book 6031, page 686, said Register's Office.

This is improved property, known as 4002 Dakota Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors, heirs and assigns forever. Grantor does hereby covenant that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for 1989 real estate taxes, and restrictions and easements of record, and the above referenced mortgage to First Tennessee Bank.

Grantor further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 8th day of February, 1989.

Daniel J. Combs 0078 02/09 0101 03CHECK 105.83
DANIEL J. COMBS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $30,108.67.

Dawn K. Perkerson
DAWN K. PERKERSON, Affiant

Subscribed and sworn to before me, this the 8th day of February, 1989.

D. Jefferson Herring
NOTARY PUBLIC

My Commission Expires:
1-11-92

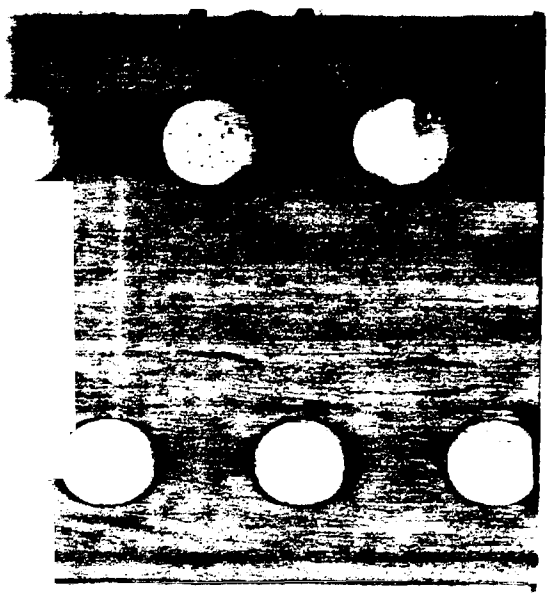
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

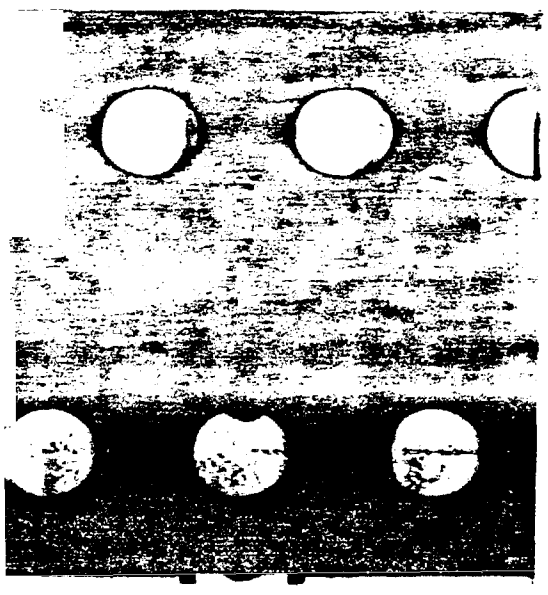
Personally appeared before me, D. JEFFERSON HERRING, a Notary Public in and for said County and State, DANIEL J. COMBS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of February, 1989.

D. Jefferson Herring
NOTARY PUBLIC

My Commission Expires:
1-11-92
H8





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7769 PAGE 930

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
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	30108.67
CON TX	99.33
PRFEE	0.50
WDEED	6.00
TOTAL	105.83
CHECK	105.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/09/89 01 14:12 0001 6076

080027

IDENTIFICATION

FEB 9 2 08 PM '89

No. 180561