car3267/lrn:10/4/90
SVN132-268

FROM: MICHAEL F. PERKERSON & WIFE, DAWN K. PERKERSON

TO: FRANK M. BERKLACICH & WIFE, ELIZABETH W. BERKLACICH

THIS INSTRUMENT PREPARED BY: DEARBORN & EWING, ATTORNEYS SUITE 1200, ONE COMMERCE PLACE NASHVILLE, TENNESSEE 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Frank M. Berklacich & wife, Elizabeth W. Berklacich 4414 Iroquois Ave. Nashville, TN 37205	SAME	Map 130-2 Parcel 153

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Frank M. Berklacich
Affiant

Subscribed and sworn to before me, this the 5th day of October, 1990.

Carol R. [illegible]
Notary Public

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, We, Michael F. Perkerson and wife, Dawn K. Perkerson, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Frank M. Berklacich and wife, Elizabeth W. Berklacich, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 4414 Iroquois Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

WITNESS our hands this 5th day of October, 1990.

Michael F. Perkerson
by J. B. Owens, Jr. as attorney-in-fact
Michael F. Perkerson

Dawn K. Perkerson
Dawn K. Perkerson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Michael F. Perkerson and wife~~, Dawn K. Perkerson, the bargainor~~s~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that ~~they~~ she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 5th day of October, 1990.

Carol R. Rucker
NOTARY PUBLIC

My Commission Expires: 3/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of October, 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared John B. Owens, Jr., to me known to be the person who executed the foregoing instrument in behalf of Michael F. Perkerson, and acknowledged that he executed the same as the free act and deed of the said Michael F. Perkerson.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of October, 1990.

Carol R. Rucker
Notary Public

My Commission Expires: 3/27/93

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 6 and the easterly 125 feet of Lot No. 7 on the Plan of the Subdivision of Lot Nos. 11, 46, parts of Lot Nos. 10, 45, 47 and 44-B, Belle Meade, Plan No. 2, as of record in Book 421, page 55, Register's Office for Davidson County, Tennessee. Said Lot No. 6 and part of Lot No. 7 front together 300 feet on the northerly side of Iroquois Place and run back between parallel lines, with the westerly margin of Jackson Boulevard, 200 feet to a dead line.

Being the same property conveyed to Michael F. Perkerson and wife, Dawn K. Perkerson by Warranty deed from Mary Evans T. Payne, of record in Book 7239, page 355, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. Restrictive covenants contained in an instrument of record in Book 1808, page 262, said Register's Office.

2. Easement for Sanitary Sewer granted the City of Belle Meade of record in Book 5787, page 245, said Register's Office.

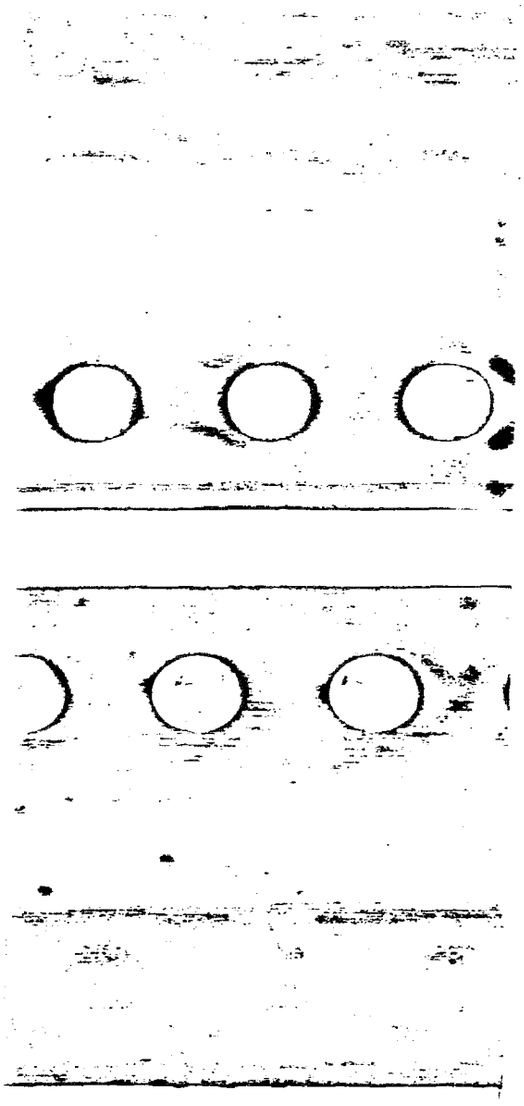
63606

IDENTIF. REFERENCE

OCT 9 11 16 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

8629 10/09 0101 02CHECK 1412.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8213 PAGE 966

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	425000.00
			CON TX	1402.50
			PRFEE	1.00
			WDEED	9.00
			TOTAL	1412.50
			CHECK	1412.50
10/09/90	01		11:17 0001	8629

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63606

IDENTIF. TREFERENCE

OCT 9 11 16 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 362894