#3

BOOK 8691 PAGE 833

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Steven A. Perkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 92

Notary Public

MY COMMISSION EXPIRES: June 24, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, 388 Harding Place, Suite C, Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven A. Perkins (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 138
3924 Couchville Pike (ADDRESS)	1512 Willow Lawn Drive (ADDRESS)	PARCEL 135
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Richmond, Virginia 23230 (CITY) (STATE) (ZIP)	4D-91965

FOR AND CONSIDERATION OF THE SUM 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, WE, Charles Edward Lawson, Jr. and wife, Cindy Beckham Lawson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven A. Perkins and Jennifer L. Perkins

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Exhibit "A"

Being the same property conveyed to Charles Edward Lawson, Jr. and wife, Cindy Beckham Lawson by deed from Robert J. Beckham and wife Shirley J. Beckham of record in Book 6899, page 401, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing easements, restrictions and setback lines of record.

7033 08/03 0101 03CHECK 660.50

3 3 5 4 6

IDENTIF. TREFERENCE

AUG 3 2 18 PM '92

FEE REGISTER OF DEEDS DAVIDSON COUNTY TN.

unimproved ( )
This is improved (X) property, known as 3924 Couchville Pike, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs 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 30th day of July 19 92

Charles Edward Lawson Jr

Charles Edward Lawson, Jr.

Cindy Beckham Lawson

DO NOT WRITE Cindy Beckham Lawson

First Data Systems, Inc. 1-800-626-5427

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Edward Lawson, Jr. and wife, Cindy Beckham Lawson

the bargainor S, 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 Mt. Juliet, Tennessee, this 30th day of July, 19 92.

Commission expires June 25, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

BOOK 8691 PAGE 894

WARRANTY DEED

FROM

~~Charles Edward Lawson, Jr. and wife,~~
Cindy Beckham Lawson

TO

Steven A. Perkins and Jennifer L. Perkins

RETURN TO:

Mark A. Ellmore
388 Harding Place, Suite C
Nashville, Tennessee 37211

Exhibit "A"

Land in the Fourth Civil District of Davidson County, Tennessee, described according to a survey made by Charles D. Wallace, Surveyor, dated May 25, 1986, descsribed as follows:

Beginning at an iron pin on the northern right-of-way margin of Couchville Pike, Davidson County, Tennessee, said iron pin being North 54 degrees Ø1 minutes 16 seconds West, 151.87 feet along the northern right-of-way margin of Couchville Pike from the iron pin located at the southeasterly corner of the tract conveyed to Robert J. Beckham in Book 5440, page 994, Register's Office for Davidson County, Tennessee; thence leaving the right-of-way of Couchville Pike, North 31 degrees Ø4 minutes 31 seconds East, a distance of 387.Ø4 feet to an iron pin; thence North 6 degrees 58 minutes 56 seconds West, a distance of 344.18 feet to an iron pin; thence North 83 degrees Ø1 minutes Ø4 seconds East, a distance of 490.ØØ feet to an iron pin, said iron pin being in the eastern boundary of the property conveyed to Robert J. Beckham; thence in a southerly direction along said boundary a distance of 425.ØØ feet to an iron pin; thence leaving the said southern boundaryof the Robert J. Beckham property South 83 degrees Ø1 minutes Ø4 seconds West, a distance of 49Ø feet to an iron pin; thence South 31 degrees Ø4 minutes 31 seconds West, a distance of 327.68 feet to an iron pin located in the northern right-of-way of Couchville Pike; thence, in a westerly direction along the northern right-of-way of Couchville Pike a distance of 5Ø.ØØ feet to an iron pin being the point of beginning and containing 5.19 acres, more or less.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8691 PAGE 896

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 175000.00
CON TX 647.50
PRFEE 1.00
WDEED 12.00
TOTAL 660.50
CHECK 660.50

08/03/92 01 14:19 0001 7033

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33546

IDENTIF. REFERENCE

AUG 3 2 18 PM '92

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY TN.

No. 556858