63

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to ~~Box 30~~

BOOK 9390 PAGE 158

ADDRESS NEW OWNER:
Michael R. Perkins and Judy D. Perkins
309 Harpeth Valley Road
Nashville, Tennessee 37221

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
Map 128-9
Group
Parcel 25

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Tilecera, Inc., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael R. Perkins and wife, Judy D. 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:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of B. V. 1776 Estates of record in Book 5050, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tilecera, Inc., a Tennessee corporation, by deed from Yongyudh Kingphakorn and wife, Wonwimol Kingphakorn, of record in Book 8748, page 361, Register's Office for Davidson County, Tennessee.

This is improved property known as 309 Harpeth Valley Road, Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes.

2. All matters shown on the Plan of record in Book 5050, page 76, Register's Office for Davidson County, Tennessee;

3. Restrictions of record in Book 5172, page 237, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael R. Perkins and wife, Judy D. Perkins, their heirs and assigns, forever; and Tilecera, Inc., does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and the said Grantor does further covenant and bind itself, its 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this the 24th day of June, 1994.

TILECERA, INC., a Tennessee corporation

By: Thomas H. Outlawe
Thomas H. Outlawe,
Controller/Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Before me, the undersigned Notary Public in and for said County and State, personally appeared Thomas H. Outlawe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Controller/Secretary (or other officer authorized to execute the instrument) of the Tilecera, Inc. , the within named bargainor, a corporation, and that he as such Controller/Secretary, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such Controller/Secretary.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of June, 1994.

NOTARY PUBLIC

EDDY LOWE NOTARY AT LARGE COMM. EXP. DATE 3/25/95 DAVIDSON COUNTY STATE OF TENNESSEE

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 140,000.00.

AFFIANT

Subscribed and sworn to before me
this 24th day of June, 1994.

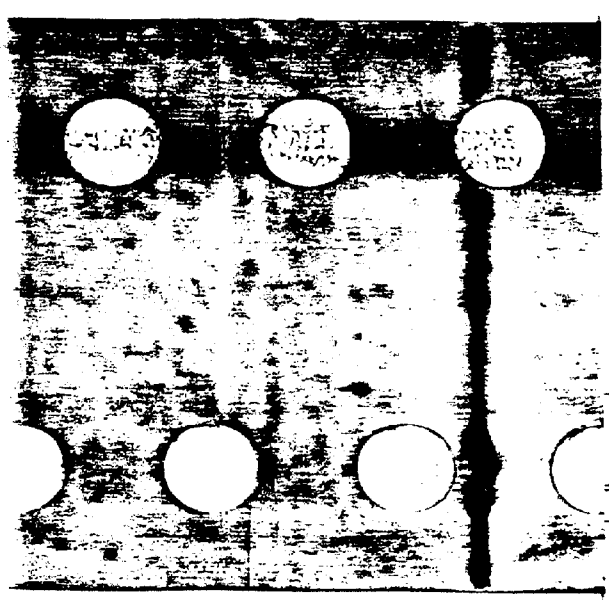
NOTARY PUBLIC
My Commission Expires:

EDDY LOWE NOTARY AT LARGE COMM. EXP. DATE 3/25/95 DAVIDSON COUNTY STATE OF TENNESSEE

0878 06/28 0101 03CHECK 527.00

65418
IDENTIF. & REFERENCE

94 JUN 28 AM 9:38
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

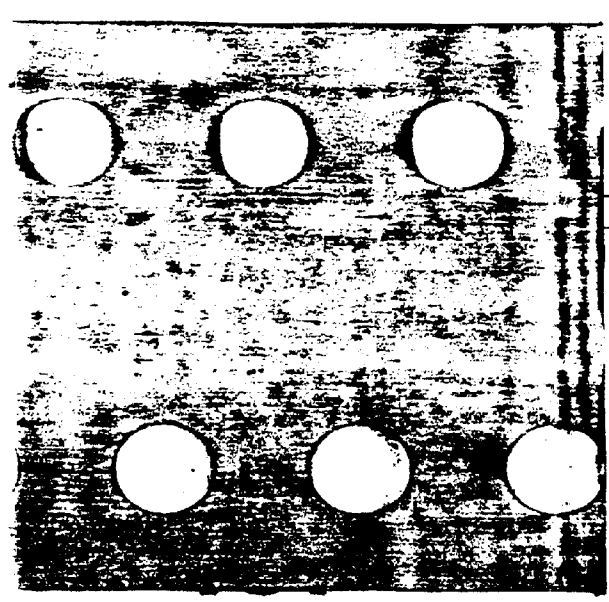
RECEIVED OF _____

FOR _____ BOOK 9390 PAGE 160

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



140000.00
CON TX 518.00
PRFEE 1.00
WDEED 8.00
TOTAL 527.00
CHECK 527.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/28/94 01 09:38 0001 0878

65418
IDENTIF. ↑ REFERENCE

94 JUN 28 AM 9:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 807556