This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
JAMES T. OGLESBY, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

James E. Perkins
3517 Lenwood Drive
Nashville, Tn. 37217

NAME OF MORTGAGEE:

NationsBank of Tennessee, N.A.
Alexander Plaza
Franklin, Tennessee 37064

ADDRESS NEW OWNERS:

James E. Perkins
3517 Lenwood Drive
Nashville, Tn. 37217

MAP 94-1, GROUP _____, PARCEL 461

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF THIRTY TWO THOUSAND & NO/100 ($32,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, Eric E. Rogers and wife, Jennifer L. Rogers has this day bargained and sold and does hereby transfer and convey unto James E. Perkins and wife, Essie F. Perkins, his/her/their/its heirs, successors or assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Shelby Village No. Two of record in Book 1835, page 48, corrected in Book 2032, page 191, and amended in Book 2040, page 403, all in Register's Office of Davidson County, Tennessee.

Said Lot No. 64 fronts 65.00 feet on the southeasterly margin of Electric Ave. and extends back 112.7 feet on the northeasterly line and 115.3 feet on the southwesterly line to a dead line in the rear, measuring 65.0 feet thereon.

Being the same property conveyed to Eric. E. Rogers and wife, Jennifer L. Rogers by warranty deed of A. Todd Burchell and wife, Delon Burchell of record in Book 8830, page 957, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said James E. Perkins and wife, Essie F. Perkins, his/her/their/its heirs, successors or assigns, forever.

AND GRANTOR COVENANTS with the said James E. Perkins and wife, Essie F. Perkins, that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1994 Metropolitan Davidson County Taxes are a lien against said property, but are not yet due and payable. Map 94-1, Parcel 461. Sellers have paid to Buyers their pro rata portion on above taxes. Buyers will be responsible for payment of taxes when due and payable.

2. Restrictive covenants contained in instrument of record in Book 2086, page 339, Register's Office of Davidson County, Tennessee.

3. The plan of record in Book 1835, page 48, as corrected in Book 2040, page 493, said Register's Office, shows a 30 foot minimum building setback line from Electric Avenue; (b) and a 10 foot easement for public utility purposes along the rear line of said lot; (c) and an existing sewer line along the rear line of said lot.

4. Easement for additional 5 feet for public utilities of record in Book 1977, page 205, Register's Office of Davidson County, Tennessee.

5. Mortgage Loan Inspection by John Kohl & Company, P.C. on July 14, 1994 shows power lines lying on and across rear portion of said property.

AND GRANTOR FURTHER COVENANTS and binds itself, his/her/their/its successors and representatives, to warrant and forever defend the title to said property, to the said James E. Perkins and wife, Essie F. Perkins, his/her/their/its heirs, successors or assigns, against the lawful claims of all persons whomsoever.

Witness our signatures on this the 25th day of July, 1994.

Eric E. Rogers

Eric E. Rogers

Jennifer L. Rogers

Jennifer L. Rogers

STATE OF TENENSSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Eric E. Rogers and wife, Jennifer L. Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Witness my hand and official seal at Franklin, TN, on this the 25th day of July, 1994.

CYNTHIA M. BEARD NOTARY PUBLIC AT LARGE TENN.

(SEAL)

Cynthia M. Beard

, Notary Public

My Commission Expires:

Jan. 25, 1998

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $32,000.00.

James E. Perkins

Sworn to and subscribed before me, on this the 25th day of July, 1994.

CYNTHIA M. BEARD NOTARY PUBLIC AT LARGE TENN.

(SEAL)

Cynthia M. Beard

, Notary Public

My Commission Expires:

Jan. 25, 1998

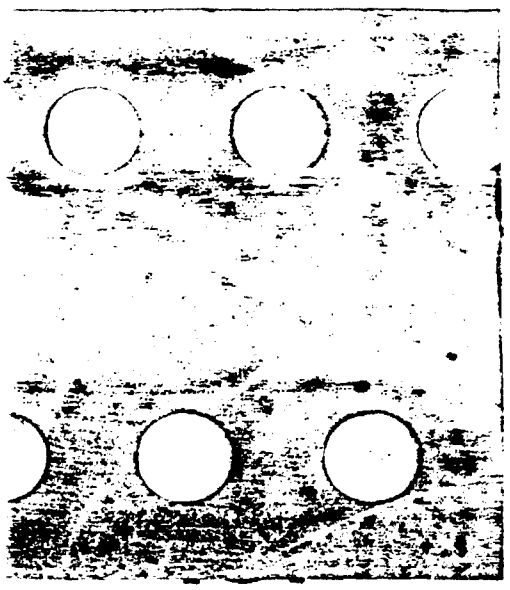
74826
IDENTIF. ↑ REFERENCE

94 JUL 26 PM 1:14
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0965 07/26 1101 03CHECK 127.40





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

RECEIVED OF _____

FOR _____

BOOK 9417 PAGE 761

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 32000.00
CON TX 118.40
PRFEE 1.00
WDEED 8.00
TOTAL 127.40
CHECK 127.40
07/26/94 01 13:13 0001 0966

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74826
IDENTIF. ↑ REFERENCE

94 JUL 26 PM 1:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 817527