42069

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 9698 PG 940

ADDRESS NEW OWNER:
James W. Perkins, Jr.
P. O. Box 23309
Nashville, TN 37202

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 118-11
PARCEL 21
BH 02245

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Kayo Oil Company, a Delaware corporation hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto James W. Perkins, Jr., hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 1, Block "J", on the Plan of Berry Hill Gardens, of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee, described according to the survey by Phillip B. Taylor, Tennessee No. 1459, dated May 12, 1995, File Number 15514-267, as follows:

BEGINNING at an existing iron pipe in the northern right-of-way margin of Thompson Lane at the southwesterly corner of Lot No. 26 on the Plan of Berry Hill Gardens and the southeasterly corner of the herein described tract; thence with the right-of-way margin of Thompson Lane, N85°31'W, 124.52 feet to a concrete monument the beginning of a curve to the right with a delta of 90°00'00, a radius of 46.0 feet and an arc length of 72.26 feet to the end of said return; thence with the right-of-way said Bransford Avenue; thence N04°29'00"E, 3.67 feet to the start of the return of Bransford Avenue and Heather Place; thence with the said return with a curve to the right having a radius of 45.27 feet and an arc length of 45.63 feet to the end of said return; thence continuing with the southerly right-of-way of Heather Place N62°14'16"E, 114.53 feet to the northeasterly corner of the herein described tract; thence leaving said right-of-way margin of Heather Place, and running S34°56'02"E, 83.78 feet to the common corner of Lots 1, 2 and 26 on the aforementioned plan of record; thence S04°55'30"W, 84.35 feet to the northerly right-of-way of Thompson Lane, and the point of beginning.

Being the same property conveyed to Kayo Oil Company, a Delaware corporation , by deed from Hiram Wright and wife, Elsie Mae Wright of record in Book 5762, Page 425, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance subject to easements and setback lines of record in Plat Book 1130, Page 36, said Register's Office; Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 4703, Page 460, said Register's Office.

Taxes for 1995 have been pro-rated and assumed by Grantee.

This is improved property known as 724 Thompson Lane, Nashville, TN. 37204

This Warranty Deed is to convey the land only. The accompanying Quitclaim Deed is for improvements only.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James W. Perkins, Jr., his heirs and assigns, forever; and Kayo Oil Company, a Delaware corporation does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this the 8th day of June, 1995.

Kayo Oil Company, a Delaware corporation

By: S. B. Bell
President

STATE OF TEXAS)
COUNTY OF HARRIS)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named S.B. Bell as President of Kayo Oil Company, a Delaware corporation, 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 and who further acknowledged that he is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Houston, Texas, this the 8th day of June, 1995.

Kathy G. Williams
NOTARY PUBLIC

My Commission Expires:

KATHY G. WILLIAMS
Notary Public, State of Texas
My Commission Expires
AUGUST 20, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $175,000.00.

Joyce P. Matlock
AFFIANT

Subscribed and sworn to before me this 8th day of June, 1995.

Jane W. Floyd
NOTARY PUBLIC
My Commission Expires: 3/22/97

NOTARY PUBLIC AT LARGE

0605 06/13 0101 03CHECK 656.50

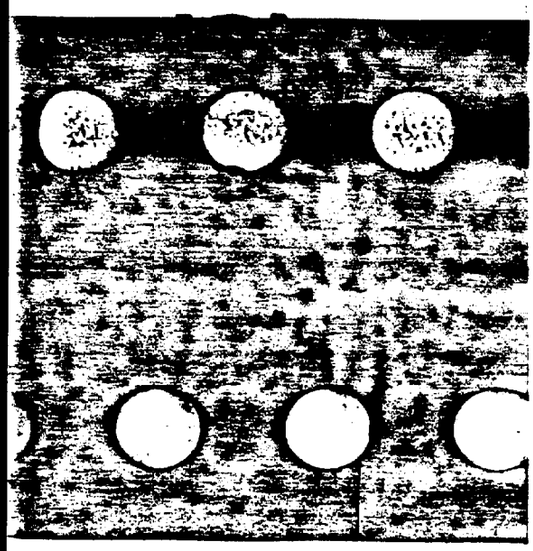
0069510
IDENTIF. ↑ REFERENCE

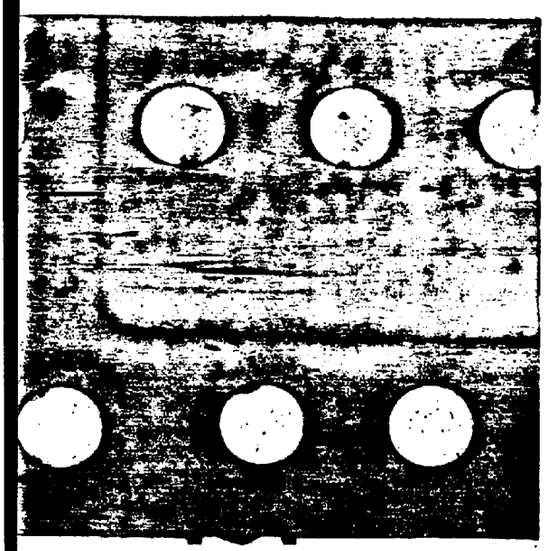
95 JUN 13 AM 11:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____ BOOK 9698 PG 942

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 8.00
TOTAL 656.50
CHECK 656.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0601 0605

0069510
IDENTIF. ↑ REFERENCE

95 JUN 13 AM 11:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 919855