PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 37264
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William D. Perkins Jennifer H. Johnson 704 Georgetown Drive Nashville, Tn 37205	Norwest Mortgage, Inc. 215 Centerview Drive, Suite 111 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 115-3-089 08DZ 52550

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frances H. Herndon and Bruce Wayne Herndon,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William D. Perkins and Jennifer H. Johnson, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 31 on the plan of Brook Meade Section Three, of record in Book 2133, page 116, said Register's Office.

SAID Lot No. 31 fronts 160.00 feet on the northerly margin of Georgetown Drive and extends back 200.0 feet on the easterly line and 305.0 feet on the westerly line to a dead line in the rear, measuring 197.9 feet thereon.

BEING the same property conveyed to Frances H. Herndon, a widow, and son, Bruce Wayne Herndon, by deed from James Preston Robinson and wife, Myra D. Robinson, of record in Book 4797, page 357, said Register's Office. Bruce Wayne Herndon has since conveyed an undivided forty percent (40%) interest in said property to Frances H. Herndon, by quitclaim deed of record in Book 5139, page 610, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 704 Georgetown Drive, Nashville, Tn 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of December, 1995.

Frances H. Herndon
Frances H. Herndon

Bruce Wayne Herndon
Bruce Wayne Herndon

State of Tennessee
County of Shelby

On this 20th day of December, 1995, before me the undersigned authority, personally appeared **Frances H. Herndon**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MY COMMISSION EXPIRES MAR. 16, 1997
My Commission Expires: _____

Anne C. [illegible]
Notary Public

State of Tennessee
County of Shelby

On this 20th day of December, 1995, before me the undersigned authority, personally appeared **Bruce Wayne Herndon**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MY COMMISSION EXPIRES MAR. 16, 1997
My Commission Expires: _____

Anne C. [illegible]
Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 105575.00

William D. Pilkington
Affiant

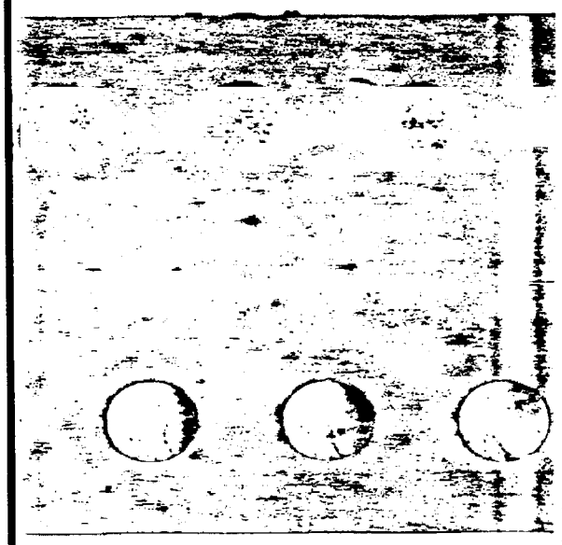
Sworn and subscribed before me on the 22nd day of December, 1995.

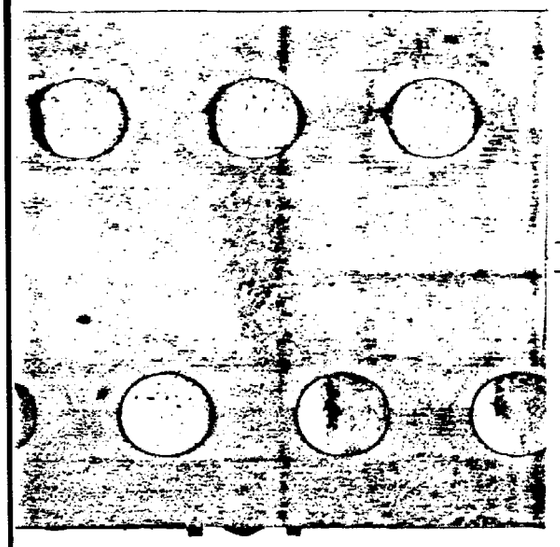
PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

Notary Public

My Commission Expires: _____

IDENTIFICATION REFERENCE
95 DEC 29 PM 2:11
ELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.
01 36378
2670 1 69
03 DEED
399.72





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

RECEIVED OF _____

FOR _____

BOOK 9903 PG 199

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
105575.00
CON TX 390.72
PRFEE 1.00
WDEED 8.00
TOTAL 399.72
CHECK 399.72

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/29/95 01 12:11 0001 2970

0136378
IDENTIF. ↑ REFERENCE

95 DEC 29 PM 12:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 991351