This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

RBook 10040 Pg 932

ADDRESS NEW OWNER:
French R. McKnight, III
110 Keyway Drive
Nashville, Tennessee 37205

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 130-01
GROUP
PARCEL 17

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, we, Preston R. Perkerson and wife, Andrea Perkerson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto French R. McKnight, III an unmarried person, 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:

> Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of West Meade Farms, Section 3, as of record in Book 1835, page 4, Register's Office for said County.
>
> Beginning on the northeasterly margin of Keyway Drive at the corner of Lots Nos. 60 and 61; thence with said Drive, northwestwardly 104 feet to the corner of Lots Nos. 61 and 62; thence with the line between said two lots, northeastwardly 160.1 feet to the southwesterly line of Lot No. 55; thence with said line, southeastwardly 45 feet to the southwesterly corner of Lot No. 56; thence with the line between Lots Nos. 56 and 61, southeastwardly 64 feet to the corner of Lot Nos. 60 and 61; thence with the line between said two lots, southwestwardly 151.9 feet to the beginning.
>
> Being the same property conveyed to Preston R. Perkerson and wife, Andrea Perkerson by deed from Thomas R. Scales and wife, Beverly Sue Scales, as of record in Book 4555, page 541, Register's Office for Davidson County, Tennessee.
>
> The undersigned Andrea W. Perkerson and Andrea Perkerson are one and the same person.

This is improved property known as 110 Keyway Drive, Nashville, TN 37205.

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. Subject to 1996 Metropolitan Government Property taxes and subsequent years thereafter.
2. Restrictive covenants of record in Book 1851, page 258, said Register's Office.
3. All matters as shown on the plan of record in Book 1845, page 4, 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 French R. McKnight, III, an unmarried person, his heirs and assigns, forever; and we, Preston R. Perkerson and wife, Andrea Perkerson, do covenant with the said Grantee 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 Grantee, his 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 hands this the 1st day of May, 1996. BOOK 10040 PG 933

Preston R. Perkerson
Preston R. Perkerson

Andrea W. Perkerson
Andrea Perkerson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Preston R. Perkerson and wife, Andrea Perkerson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 1st day of May, 1996.

R. L. MOORE NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 155,000.00.

AFFIANT

Subscribed and sworn to before me
this 1st day of May, 1996.

R. L. MOORE NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

0178876

IDENTIFICATION REFERENCE

96 MAY -5 AM 10:50

DAVIDSON COUNTY, TN

RECEIVED FOR RECORD

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10040 PG 934

CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED
CC CERTIFIED COPY
REL RELEASE
UCC UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 155000.00
				CON TX 573.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 582.50
				CHECK 582.50
			05/06/96 01	11:04 0001 8450

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178876 IDENTIF. ↑ REFERENCE

96 MAY -6 AM 11:00

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1036469