This Instrument Prepared By:
JAMES C. SUMMERS, ATTORNEY
300 James Robertson Phwy, Suite 200
Nashville, TN 37201

BOOK 10070 PG 87

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RICHARD V. PERKERSON (NAME)	same (NAME)	105-8-119
45 Industry Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	105-8-120
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)

Dollars,

cash in hand paid by the Grantee to the Grantors, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, JAMES C. SUMMERS and NORMA J. HILTON (being the same person as Norma Jean Hilton Nixon), the Grantors herein, and said Grantors state that this property is not the residence of either grantor, or the residence of the spouse of either grantor,

8228 06/03 0101 03CHECK 57.10

have this day bargained and sold, and do hereby transfer and convey unto the said RICHARD V. PERKERSON,

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT I: Land in the 6th Civil District, being Lot no. 6 on the Plan of John Lunsden's Second Addition to Nashville, as of record in Book 21, page 91, Register's Office for said County.

Said Lot no. 6 fronts 50 feet on the southerly side of Factory Street, now Andrew T. Whitemore Street, and runs back between parallel lines 150 feet, more or less, to an alley.

BEING the same property conveyed to James C. Summers and Richard E. Rudesill by deed from Harvey Curry, Jr. and Harvey Curry, III of record in Book 4565, page 869 and by deed from North American Acceptance Corporation of record in Book 4538, page 556, said Register's Office, the said Richard E. Rudesill having since conveyed his interest to Norma Jean Hilton Nixon by deed of record in Book 5520, page 47, said Register's Office. Also being the same property described in the deed from Janet C. Summers to James C. Summers of record in Book 7584, page 262, said Register's Office.

TRACT II: Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 7 on the Plan of John Lunsden's Second Addition to Nashville of record in Book 21, page 91, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the southerly side of Factory Street and runs back between parallel lines 150 feet, more or less, to an alley, said Lot No. 7 has a common boundary

(description cont'd on reverse side)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,000.00

Subscribed and sworn to before me this the 31st day of May 1996

My commission expires: 1/24/98 (Affix Seal)

Affiant

Notary Public

unimproved (X)
This is improved ( ) property, known as 73 and 75 Factory St., Nashville, TN (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of May 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James C. Summers
(JAMES C. SUMMERS)

Norma J. Hilton
(NORMA J. HILTON)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* JAMES C. SUMMERS and NORMA J. HILTON,

the within named bargainor S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at Nashville, *Tennessee, this* 31st *day of* May, *19* 96.

Helen D. Wells *Notary Public*

Commission expires 1/24/98.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

line with the easterly border of Lot No. 6, which fronts on the southerly margin of Factory Street.

BEING the same property conveyed to James C. Summers and Richard E. Rudesill by deeds of record in Book 4746, page 942, 944, 946 and 948, said Register's Office. The said Richard E. Rudesill having since conveyed his interest to Norma Jean Hilton Nixon by deed of record in Book 5520, page 47, said Register's Office. Also being the same property described in the deed from Janet C. Summers to James C. Summers of record in Book 7584, page 264, said Register's Office.

0187887

IDENTIFICATION

96 JUN -3 AM 11:22

REGISTER
DAVIDSON CO. TN.

PICK-UP

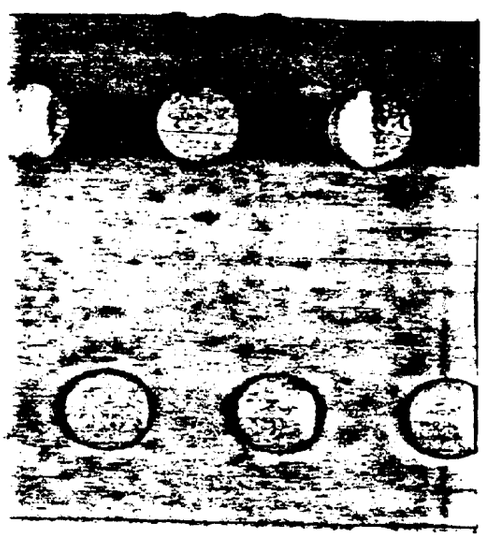
WARRANTY DEED

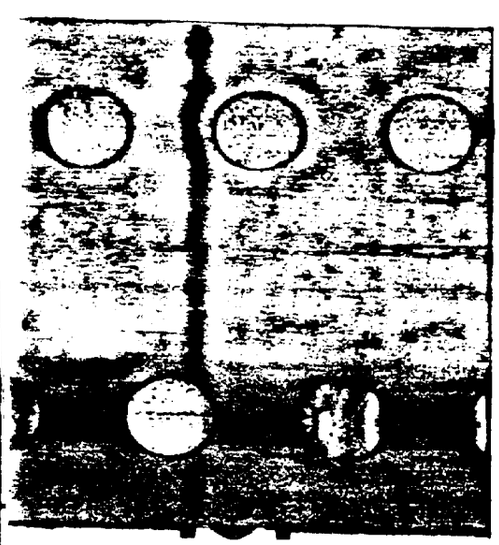
FROM
JAMES C. SUMMERS and
NORMA J. HILTON

TO
RICHARD V. PERKERSON

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

This Instrument Prepared By:





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

RECEIVED OF _____

FOR _____

BOOK 10070 PG 89

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 13000.00
CON TX 48.10
PRFEE 1.00
WDEED 8.00
TOTAL 57.10
CHECK 57.10

06/03/96 01 11:27 0001 8228

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187887
IDENTIF. & REFERENCE

96 JUN -3 AM 11:22

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1046119