22

WARRANTY DEED

BOOK 10076 PG 778

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June 19 96

J. PHILLIP JONES
Notary Public

MY COMMISSION EXPIRES: November 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STUART FISHER **AND**	**SAME**	102-0-8
ALAN (NAME) **FLOWERS**	(NAME)	
5772 RIVER ROAD		08D-19600
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT E. PERKINS AND WIFE, DEBRA E. PERKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STUART FISHER AND ALAN FLOWERS

HEREINAFTER CALLED THE GRANTEES, THEIR 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 a part of Lot No. 4, on the Map of the PLUMLEE FARM ON RIVER ROAD, not of record, and being more particularly described according to a survey by T. R. Sanford, Surveyor, dated May 23, 1952, as follows:

BEGINNING at a point on the northerly margin of River Road 60 feet, more or less, Northwest from the common South corner of Lot Nos. 3 and 4; thence with the margin of River Road, as measured along the northerly margin thereof, westerly 143 feet, more or less, to a point, being the Southeast corner of tract of land conveyed to Owen L. Daniel and wife by deed from H. C. Cole and wife, of record in Book 1847, page 367, Register's Office for said County, said point likewise being in the east margin of a private road running north from River Road through Lot No. 4 and other lots as shown on said plan; thence North 34 degrees 39 minutes East 263 feet, more or less, to a point; thence North 00 degrees 48 minutes West 12 feet to a point; thence along a fence line, North 30 degrees 14 minutes East 154 feet, more or less, to a point in the southeasterly margin of said private road, there the same crosses the line between Lot Nos. 3 and 4 on said plan; thence with the line between Lot Nos. 3 and 4, southerly 140 feet, more or less, to a point in the line between said lots which is approximately 300 feet North of the North margin of said River Road, as measured along the line between said lots, being the North tip of a

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unimproved ( )
This is improved (X) property, known as 5772 RIVER ROAD, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 4th day of June 19 96

Robert E. Perkins
ROBERT E. PERKINS

Debra E Perkins
DEBRA E. PERKINS

BOOK 10076 PG 779

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT E. PERKINS AND WIFE, DEBRA E. PERKINS

the 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 4th day of June 19 96

Commission expires November 27, 1999

J. PHILLIP JONES Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

*** LEGAL DESCRIPTION CONTINUATION

triangular lot previously excluded from the Southeast corner of Lot No. 4; thence with the West line of the triangle previously excluded, southerly 261 feet, more or less, to the point of BEGINNING.

BEING the same property conveyed to ROBERT E. PERKINS, by deed from Mildred E. Johnson, of record in Book 6066, page 191, Register's Office for DAVIDSON County, Tennessee.

DEBRA E. PERKINS, wife of ROBERT E. PERKINS, joins in to convey any interest she may have by reason of her marital status in subject property.

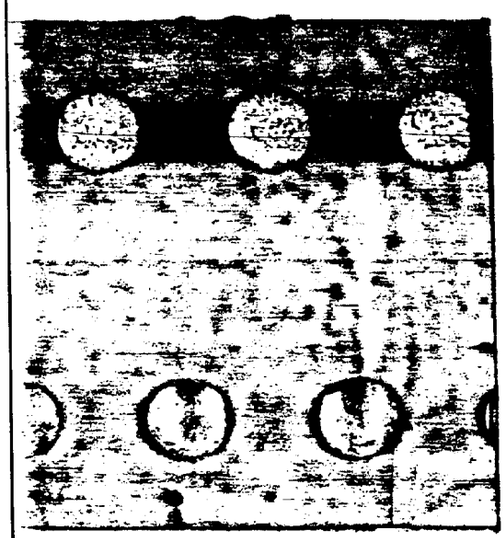
Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

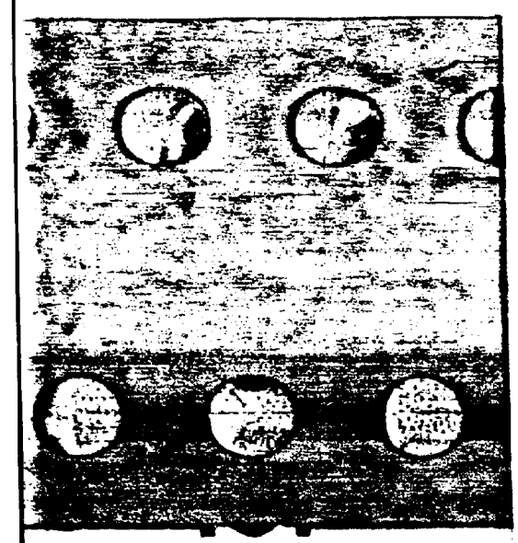
SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

0189595
IDENTIF. ↑ REFERENCE

96 JUN -5 PM 3:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0073 06/05 03:01 03CHECK = 157.00





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

RECEIVED OF _____

FOR _____

BOOK 10076 PG 780

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 40000.00
				CON TX 148.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 157.00
				CHECK 157.00
			06/05/96 01	15:03 0001 0073

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0189595
IDENTIF. ↑ REFERENCE

96 JUN -5 PM 3:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1047936