24

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

BOOK 10135 PG 762

ADDRESS NEW OWNER:
Karen K. Perkins
4113 Tea Garden Way
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
PNC Mortgage Corp. of America
440 North Fairway Drive
Vernon Hills, Illinois 60061

MAP AND PARCEL:
MAP 150-14
PARCEL 85
2DX09502

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Southeast Builders Group hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Karen K. Perkins, Unmarried , 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:

BEING Lot 5, Section One Addition to Jamestown Estates, as recorded in Book 8250, Page 400, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Southeast Builders Group , by deed from Jerry Butler Construction, Inc. of record in Book 10135, Page 760, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to 10 foot public utility and drainage easements of record in Book 8250, Page 400, said Register's Office.

This is improved property known as 4113 Tea Garden Way, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Karen K. Perkins, Unmarried, their heirs and assigns, forever; and we, Southeast Builders Group 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 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 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 26th day of July, 1996.

Southeast Builders Group

Jerry Butler, General Partner

0208317
IDENTIF. ↑ REFERENCE

96 JUL 29 PM 1:18
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jerry Butler as General Partner of Southeast Builders Group, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the General Partner 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 Nashville, Tennessee, this the 26th day of July, 1996.

Barbara A. Yoder
NOTARY PUBLIC

My Commission Expires: 7-13-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

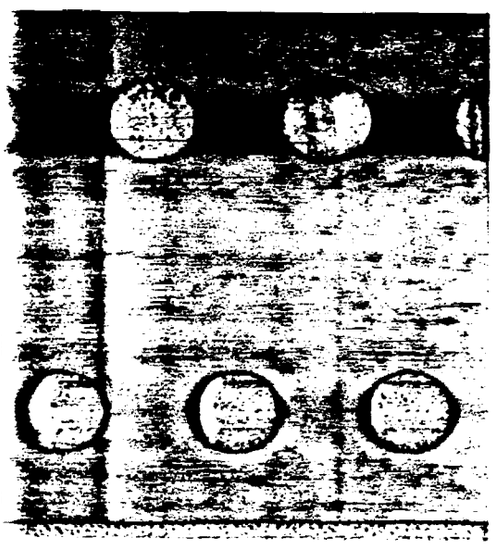
The actual value or consideration, whichever is greater, for this transfer is $ 94,900.00.

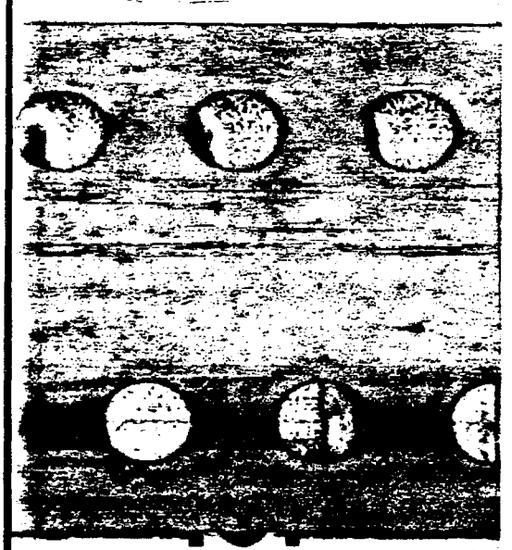
Karen K. Perkins
AFFIANT

Subscribed and sworn to before me this 26th day of July, 1996.

Barbara A. Yoder
NOTARY PUBLIC
My Commission Expires: 7-13-98

1354 07/29 0701 03CHECK 360.13





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

RECEIVED OF _____

FOR _____

BOOK 10135 PG 764

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 94900.00
				CON TX 351.13
				PRFEE 1.00
				WDEED 8.00
				TOTAL 360.13
				CHECK 360.13
07/29/96	01			13:20 0001 0354

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0208317
IDENTIF. # REFERENCE

96 JUL 29 PM 1:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1067957