Name and Address of New Owner:

Richard V. Perkerson, Jr.
P.O. Box 100585
NASHVILLE, TN 37224

Send Tax Bills To: SAME

Prepared by:

D.W. McMackin
5200 Maryland Way
Suite 105
Brentwood, TN
37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Map & Parcel No.
105-8-217
6DA02760

The actual consideration or value, whichever is greater for this transfer is $8,500.00.

Richard Perkerson

Subscribed and sworn to before me on this 14th day of August, 1996.

D. W. McMACKIN NOTARY PUBLIC EXP. 9/26/98 AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:

FELIX Z. WINSTON, JR. REGISTER DAVIDSON COUNTY, TN.

96 AUG 27 PM 1:35

IDENTIF. + REFERENCE

02 18632

WARRANTY DEED

For and in consideration of the sum of Ten and No/100---------
----------($10.00)----------
Dollars cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Marvin E. Clements and wife, Patricia M. Clements, have bargained and sold, and do hereby transfer and convey unto the said Richard V. Perkerson, Jr., his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the First Civil District of Metropolitan, Nashville, Davidson County, Tennessee. Being all of Lot Number 10 as shown on the plan of Lumsden's 3rd Addition to Nashville as of record in plat Book 57, page 106, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point on the north right of way line of Culvert Street (50' R.O.W.) that is N 80 deg. 03' 15" W 263.16 feet from the west right-of-way line of Geyser Street; thence,

1. With the north right-of-way line of Culvert Street N 80 deg. 03' 15" W a distance of 50.00 feet to a point, said point being the southeast property corner of Richard V. Perkerson, Jr. as of record in Deed Book 6975, page 507, Register's Office for Davidson County, Tennessee; thence,
2. Leaving said right-of-way line with the east property line of R. V. Perkerson, Jr. N 05 deg. 00' 07" E a disance of 143.26 feet to a point in the south right-of-way line of an unnamed alley; thence,
3. With said right-of-way line S 84 deg. 59' 53" E a distance of 50 feet to a point; thence,
4. Leaving said right-of-way line S 05 deg. 04' 27" W a distance of 147.57 feet to the point of beginning and containing 7,257 square feet or 0.167 of an acre more or less.

BEING the same property conveyed to Marvin E. Clements by Installment Deed from Nashville RDC, a partnership composed of H. Steve George and Frederick R. Keith, Jr. of record in Book 7260, page 516, Register's Office, Davidson County, Tennessee.

This is unimproved property known as Lot 10, Culvert Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Richard V. Perkerson, Jr., his heirs and representatives forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes, the payment of which has been prorated of even date herewith and assumed by Grantee.

GRANTORS further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to the said Richard V. Perkerson, Jr., his heirs and representatives, against the lawful claims of all persons.

WITNESS our hands on this 14th day of August, 1996.

Marvin E. Clements

Patricia M. Clements

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marvin E. Clements and wife, Patricia M. Clements, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 14th day of August, 1996.

Notary Public

My commission expires: _____

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN EXP. 9/28/98

1400 08/27 0101 03CHECK 40.45

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

RECEIVED OF _____

FOR _____

BOOK 10168 PG 934

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 8500.00
				CON TX 31.45
				PRFEE 1.00
				WDEED 8.00
				TOTAL 40.45
				CHECK 40.45

09/27/96 01 13:38 0001 1400

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0218632 IDENTIF. ↑ REFERENCE

96 AUG 27 PM 1:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1023938