ADDRESS NEW OWNER	MAP-PARCEL NUMBER
904 S. 8th Avenue Nashville, TN 37203	Map 119-13 Parcel 225
SEND TAX BILLS TO	**ADDRESS OF MORTGAGEE**
Same	None BOOK 10533 PG 702

This instrument prepared by Neill S. Brown, Attorney at Law, 2300 21st Avenue South, Nashville, Tennessee 37212.

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Neill S. Brown, as Trustee under Trust No. 1 created pursuant to the Last Will and Testament of W. R. Perkins, Jr.,** has this day bargained, sold and by these presents does transfer and convey unto **James W. Perkins, Jr. and Wiley Clements, as Co-executors of the Estate of Nellie H. Perkins, deceased**, their successors and assigns, a one-half undivided interest in a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lots Nos. 1, 2 and 3 as shown on the map of Patterson's subdivision of Maple Hill of record in Book 332, Page 75, Register's Office for Davidson County, Tennessee, and being also described as follows:
>
> BEGINNING in the westerly margin of Nolensville Road, as widened, at an iron stake in the northerly line of Lot No. 3; thence with said Road, south 24° 17' east 129.30 feet to an iron stake; thence around a curve, in a southwesterly direction 29.32 feet to an iron stake in the northerly margin of McIver Street; thence along said Street, south 66°00' west 127.80 feet to an iron stake; thence north 85°50' west 13.76 feet to an iron stake in the easterly margin of an alley; thence with said alley, north 24°36' west 141.50 feet to an iron stake at the northwest corner of Lot No. 3; thence along the line of Lots 3 and 4, north 66° 00' east 159.30 feet to the point of beginning.
>
> Being a portion of the same property conveyed to W. R. Perkins, Jr. and wife, Nellie H. Perkins, by deed of record in Book 4456, Page 254, Register's Office for Davidson County, Tennessee, and transferred to Neill S. Brown, Trustee under Trust No. 1, created pursuant the Last Will and Testament of W. R. Perkins, Jr., deceased, admitted to probate April 22, 1988 as file No. 90691, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as 3043 Nolensville Road, Nashville, Tennessee 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James W. Perkins, Jr. and Wiley Clements, as Co-executors of the Last Will and Testament of Nellie H. Perkins, deceased, their successors

and assigns, forever. And I do covenant that I am lawfully seized and possessed of said land in fee simple have a good right to convey it, and that same is unencumbered.

And I further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said grantees, their successors and assigns, against the lawful claims and demands of all persons whomsoever.

Witness my hand this 2d day of November, 1996. BOOK 10533 PG 703

Neill S. Brown, Trustee
Trustee of H.O.I. W. R. Perkins Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STEWART F. KRESS a Notary Public in and for said County and State, the within named Neill S. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 21st day of May, 1997.

Notary Public

My Commission Expires: March 25, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ -0-

Affiant

Subscribed and sworn to before me this 21st day of May, 1997.

My Commission Expires: March 25, 2000

Notary Public

0327639

97 JUL 17 PM 4:19

ELIA ... REGISTER
DAVIDSON COUNTY, TN

5869 07/17 0101 CHECKED

$0.00