BOOK 10630 PG 534

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

Richard C. Perko
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 19 97

Notary Public

MY COMMISSION EXPIRES: 5-27-2001
(AFFIX SEAL)

MAS **THIS INSTRUMENT WAS PREPARED BY**
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard C. Perko (NAME)	Tucker Federal Bank (NAME)	MAP 161-6
726 Tobylynn Drive (ADDRESS)	P. O. Box 211788 (ADDRESS)	PARCEL 110
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Augusta, Georgia 30917-1788 (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, Everett W. Miller and wife, Debbie S. Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard C. Perko and wife, Tabitha J. Perko

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 Lot No. 152 on the Plan of Huntington Park, Section Two, of record in Book 4175, page 108, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Everett W. Miller and wife, Debbie S. Miller by deed from Era W. George record in Book 8465, page 909, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of record in Book 4175, page 108, said Register's Office and restrictive covenants contained in instrument of record in Book 4393, page 383, said Register's Office.

97 OCT -2 AM 10:01
FELIX P. LIEBERMAN REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
03547 07

unimproved ( )
This is improved (X) property, known as 726 Tobylynn Drive, Nashville, TN 37211
(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 30th day of September 19 97

Everett W. Miller
Everett W. Miller

Debbie S. Miller
Debbie S. Miller

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 Everett W. Miller and wife, Debbie S. Miller

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 30th day of September, 19 97

Commission expires 5-25-2001

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

5247 10/02 0101 03CHECK 467.80

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10630 PG 536

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
			CAPIT	124000.00
			CON TX	458.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	467.80
			CHECK	467.80
10/02/97	01	09:59 0001	5247	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0354707
IDENTIFICATION REFERENCE

97 OCT -2 AM 10:01
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1204598