WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: 3/21/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth W. Perkins (NAME)	First Trust Mortgage Company (NAME)	MAP 95-8
148 Spring Valley (ADDRESS)	6525 Quail Hollow Road, Ste. 300 (ADDRESS)	PARCEL 117
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38120 (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, Wells A. Smith, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth W. Perkins and wife, Deborah W. Perkins

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 part of Lot 109 on the Plan of a part of Bluefields, as of record in Book 843, page 34, Register's Office for Davidson County, Tennessee, described partly according to a survey by George W. Watkins, Surveyor, May 20, 1957, as follows: Beginning at an iron pin on the southerly margin of Spring Valley Road at the corner of Lots Nos. 107 and 109; thence, with the line between said two lots, South 2 degrees West 380.3 feet, more or less, to the northeast corner of that part of Lot No. 109 conveyed to Simon J. Dickerson and wife, by deed from George B. Niederhauser and wife, of record in Book 2739, page 459, said Register's Office; thence, with the northerly line of said Dickerson property North 89 degrees 35' West 90 feet to the southeast corner of the property conveyed to William G. Gray and wife, by deed from Irving S. Schulman, et al., of record in Book 2910, page 203, said Register's Office; thence with the easterly line of said Gray property, northwardly 363 feet, more or less, to the southerly margin of Spring Valley Road; thence with said Road, eastwardly 112.5 feet to the beginning.

Being the same property conveyed to Wells A. Smith by deed from Leslie D. Oliver and wife, Karen H. Oliver, of record in Book 9840, page 739, Register's Office of Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 148 Spring Valley, Nashville, Tennessee 37214
(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 my hand this 13th day of July 19 98

Wells A. Smith

Johnette Smith by Wells A. Smith her attorney-in-fact

Johnette Smith BY: Wells A. Smith, as her attorney-in-fact

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 Wells A. Smith, married

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 13th day of July 19 98.

Commission expires 3/21/2001

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

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 13th day of July, before me personally appeared Wells A. Smith, to me known to be the person (or proved to be on the basis of satisfactory evidence) who executed the foregoing instrument on behalf of Johnette Smith, and acknowledged that he executed the same as the free act and deed of the said Johnette Smith.

My Commission Expires: 3/21/2001

NOTARY PUBLIC

0463046
IDENTIFICATION REFERENCE
98 JUL 16 AM 10:02
REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV
4201 07/16 01:01 CKCHECK 518.20

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to 1998 Davidson County Taxes and any subsequent years; Restrictive Covenants of record in Book 1760, page 470; Easements in Book 4834, page 376 and Book 9252, page 842; and subject to all matters as shown on the Plan of record in Book 843, page 34, all in the Register's Office for Davidson County, Tennessee.

I Johnette Smith, wife of the within named Wells A. Smith, joins in the execution of this instrument for the purpose of transferring all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

This instrument executed on behalf of Johnette Smith by Wells A. Smith pursuant to a Power of Attorney being recorded simultaneously herewith.

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

RECEIVED OF _____

FOR _____

BOOK 11022 PAGE 741

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 136000.00
CON TX 503.20
PRFEE 1.00
TDEED 12.00
ERR CO
TDEED 12.00-
WDEED 12.00
CFEE 2.00
TOTAL 518.20
CHECK 518.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/16/98 01 10:05 0001 4201

0463046
IDENTIFICATION REFERENCE

98 JUL 16 AM 10:02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1319893