Instr:200004030033008 Page: 1 OF 3
REC'D FOR REC 04/03/2000 2:20:47PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $277.50

FILE BOX 45

WARRANTY DEED

Prepared with information furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 20 00

Notary Public

MY COMMISSION EXPIRES: 3/24/01
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Perkins (NAME)	New Owner (NAME)	MAP 124
2816 Galesburg Dr. (ADDRESS)	(ADDRESS)	PARCEL 123
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(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, Mark Thomas and wife, Cecilia Thomas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry Perkins and wife, Georgianna 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:

Being Tract No. 4 on an unrecorded Survey prepared by William A. Cummings, Registered Land Surveyor No. 1314, of Bob Cummings Land Surveyors, dated June 20, 1994, and being part of Parcel 013 of Tax Map 124 described as follows:

Beginning at an iron pin in the northerly right-of-way of Pugh Road (25 feet from the centerline). Said iron pin marking the Southwest corner of the herein described tract and being located easterly along said R/W as follows: South 67 degrees 17 minutes 49 seconds East 65.42 feet to the beginning of a curve concave to the North having a radius of 911.25 feet an arc distance of 289.53 feet through a central angle of 18 degrees 12 minutes and 16 seconds to the point of tangency; South 85 degrees 30 minutes 05 seconds East 318.56 feet from the easterly boundary line of property owned by Anna Mathis Doyle of record in Deed Book 4415, Page 398, in the Register's Office of Davidson County, Tennessee; thence leaving the point of beginning and severing subject property North 03 degrees 14 minutes 53 seconds East 1057.72 feet to an iron pin; thence with the southerly boundary line of property owned by Brown Taylor and wife, Sammie of record in Deed Book 8215, Page 882, (RODCT), South 85 degrees 42 minutes 00 seconds East 220.04 feet to an iron pin; thence, again severing subject property South 03 degrees 14 minutes 53 seconds West 1058.48 feet to an iron pin; thence, with the northerly R/W of Pugh Road (25 feet from the centerline) as follows: North 85 degrees 30 minutes 05 seconds West

CONTINUED

unimproved (X)
This is improved ( ) property, known as Tract 4, Pugh Road, Hermitage, TN 37076
(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 31st day of March, 20 00

Mark Thomas

Cecilia Thomas

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 Mark Thomas and wife, Cecilia Thomas

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 31st day of March 20 01

Commission expires 3/29/01

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 (or proved to me on the basis of satisfactory evidence) 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, executed 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 _____ 20_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

220.05 feet to the beginning.

BEING the same property conveyed to Mark Thomas and wife, Cecilia Thomas by deed from Daniel N. Miller, Trustee, of record in Book 9473, Page 664, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 9473, Page 664, Register's Office for said County.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees.