Instr:200006010054580 Page: 1 OF 2
REC'D FOR REC 06/01/2000 1:35:47PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $185.00

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Richard A. Nelson, d/b/a	NEW OWNER	26B
Morning Star Construction		MAP: 0180
Company		
13405 Old Hickory Blvd		PARCEL: 230
Antioch, TN 37013		

[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-04-10129]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Daniel J. Perkins and wife, Debra J. Perkins**, (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto, **Richard A. Nelson, d/b/a, Morning Star Construction Company,** (The "Grantee"), its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit

Being Lot No. 2 on the plan of Subdivision of Lot 21, Section Two-A and Revision of Lot 1, Section Four, Holt Hills, of record in Plat Book 9700, Page 541, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Daniel J. Perkins and wife, Debra J. Perkins by Warranty Deed from Richard C. Argo, unmarried of record in Book 10742, page 499.

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of record in Plat Book 5210, page 145,and re-subdivision in Plat Book 9700, page 541 Register's Office for Davidson County, Tennessee.**
3. **Restrictions of record in Book 5167, page 923, as amended in Book 5183, page 594 , and further in Book 5673, page 903, Register's Office for Davidson County Tennessee.**

This is unimproved property known as 105 Holt Hills Road, Nashville, Tennessee 37211.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON]
[ ]
[The actual consideration or value, whichever is greater for this]
[transfer is $50,000.00.]
[ ]
[Affiant]
[Subscribed and sworn to before me this]
[31st day of May 2000.]
[ ]
[Notary Public]
[My Commission Expires: 11/29/03]

AMY D. JOINES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of May, 2000.

Daniel J. Perkins

Debra J. Perkins

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this **31st** day of **May** , 2000 , before me personally appeared **Daniel J. Perkins and wife, Debra J. Perkins**, to me known to be the person who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 2000.

Notary Public

My Commission Expires: 11/29/03

AMY D. JOINES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003