This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Greg A. Perfetto
6038 Sherwood Court
Nashville, TN 37215

SEND TAX BILLS TO:
ABN AMRO Mortgage Group, Inc.
4242 N. Harlem Avenue
Norridge, IL 60706

Instr:200007050066320 Page: 1 OF 2
REC'D FOR REC 07/05/2000 9:12:57AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $2016.50

WARRANTY DEED

(Map Number 158-04; Parcel Number 26.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **SOPHIA RANDOLPH LAND** and husband, **THOMAS WILSON LAND**, have bargained and sold and do hereby transfer and convey unto **GREG A. PERFETTO** and wife, **SUZANNE E. OCHOA**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Sherwood Forest Subdivision, of record in Book 4175, page 114, said Register's Office.

SAID Lot No. 9 fronts 85.80 feet on the westerly boundary of Sherwood Court and runs back 365.48 feet on the easterly line and 560.16 feet on the broken northwesterly line, in two sections, to a broken line in the rear, measuring 345.53 feet thereon, containing 2.544 acres, more or less.

BEING the same property conveyed to Thomas Wilson Land and wife, Sophia Randolph Land, by deed from David D. Alfery and wife, Joyce A. Alfery, of record in Book 6919, page 16, Register's Office for Davidson County, Tennessee.

Thomas Wilson Land having quitclaimed his interest in and to said property by quitclaim deed to Sophia Randolph Land, of record in Book 8449, page 832, said Register's Office.

Thomas Wilson Land, spouse of Sophia Randolph Land, joins in this conveyance solely to convey any right, title or interest he may have in the aforementioned property, marital or otherwise.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 4175, page 114, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **6038 Sherwood Court, Nashville, TN 37215**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein and for the 2000 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 30th day of June, 2000.

Sophia Randolph Land
SOPHIA RANDOLPH LAND

Thomas Wilson Land
by Sophia Randolph Land, attn in fact
THOMAS WILSON LAND
By: Sophia Randolph Land,
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sophia Randolph Land, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 30th day of June, 2000.

Glenn S. Macbeth, Notary

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

My Commission Expires: August 18, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared the within named Sophia Randolph Land, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) who acknowledged that she executed the foregoing instrument (Warranty Deed) on behalf of Thomas Wilson Land, and acknowledged that she executed the same as the free act and deed of the said Thomas Wilson Land, and for the purposes therein contained, by virtue of Power of Attorney executed by Thomas Wilson Land, being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 30th day of June, 2000.

Glenn S. Macbeth, Notary

My Commission expires: August 18, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$545,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of June, 2000.

Glenn S. Macbeth, Notary

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

My Commission expires: August 18, 2002