PREPARED BY (AND RETURN TO):

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W & I Ref: (st) Title No: 41789
Dav. Co. File: Box 8

Instr:200007200071746 Page: 1 OF 2
REC'D FOR REC 07/20/2000 12:23:33PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1110.00

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Marcus F. Sciadini Lorraine C. Sciadini 4728 Benton Smith Road Nashville, TN 37215	Bank of America, N.A. 6200 Gateway Cypress, CA 90630-4842

TAX MAP-PARCEL NUMBERS: 131-14-079

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 300,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shirley C. Perkins, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marcus F. Sciadini and spouse, Lorraine C. Sciadini,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 344 on the Plan of Seven Hills, Section VIII of record in Plat Book 3300, Page 14, Register's Office for said County.

Said Lot No. 344, fronts 189.1 feet on the southerly margin of Benton Smith Road and extends back 257 feet on the westerly line and 250 feet on the easterly line to a dead line in the rear, measuring 159.3 feet thereon.

Being the same property conveyed to Wendell V. Clipp and wife, Blanche E. Clipp by Mary Elizabeth Dent Pheil, Married of record in Book 8109, Page 557, Register's Office for Davidson County, Tennessee. The said Wendell V. Clipp has since died, with the said Blcnche E. Clipp predeceasing the said Wendell V. Clipp. The Last Will and Testament of Wendell V. Clipp of record in Book 10228, page 189, said Register's Office, devised subject property to Shirley C. Perkins. Said Last Will and Testament also being of record in Will Book 206, page 659, Seventh Circuit Court for Davidson County, Tennessee, Probate Division

Clyde B. Perkins, spouse of Shirley C. Perkins, joins in the conveyance solely for the purpose of waiving any marital interest he might have in the subject propertty.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3300, Page 14, said Register's Office, which Plan shows a 90 foot minimum building setback line from Benton Smith Road and 10 foot foot easement for public utility purposes along the along the rear line line(s); Restrictive covenants of record in , said Register's Office

This is improved property, known as: 4728 Benton Smith Road, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of July, 2000.

Shirley C. Perkins

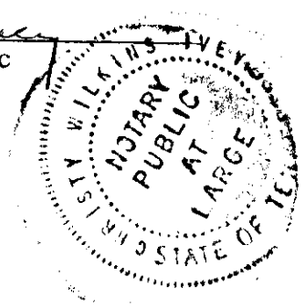
Clyde B. Perkins

State of Tennessee
County of Davidson

On this 14th day of July, 2000, before me the undersigned authority, personally appeared **Shirley C. Perkins and Clyde B. Perkins**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 7-26-2003

Notary Public



State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 300,000.00

Affiant

Sworn and subscribed before me on the 14th day of July, 2000.

Notary Public

My Commission Expires: 7-26-2003

