PREPARED BY:
BALDWIN LAND TITLE. PLLC
7117 CALDERWOOD DR
ANTIOCH, TN 37113

Instr:200008280084879 Page: 1 OF 2
REC'D FOR REC 08/28/2000 3:43:52PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $27.75

WARRANTY DEED

THIS INDENTURE is made and entered into this **24th** day of **August, 2000** between **GERALDINE SHERRILL-PERKINS** , GRANTOR, and **JASON FULMER, partner and JAMES A., TANT, partner** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

BEING Lot numbered Four Hundred Twelve (412) in McGavock and Westmore's Second Addition to Nashville, Tennessee, a Plan of which is recorded in Book 21, page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description.

SAID Lot fronts 104 feet on the southerly side of Cockrill Street and runs back southwardly with the westerly line of Lot No. 411, 93 feet and with the easterly line of Salem Street 50 feet to the Underwood Street and has frontage on Underwood Street of 134 feet.

BEING the same property conveyed to Geraldine Sherrill, by deed from Ara K. Mayo, Billy E. Duke and wife, Kathleen Duke, of record in Book 5374, page 962, Register's Office, Davidson County, Tennessee. Geraldine Sherrill has since married and now goes by Geraldine Sherrill Perkins. Geraldine Sherrill and Geraldine Sherrill Perkins are one in the same.

THIS CONVEYANCE IS SUBJECT TO the taxes for the year 2000, which have been prorated and assumed by the Grantee (s); all matters appearing on the Plan of record in Plat Book 21, page 41; Judgement against Jason Fulmer & Linda Finchum d/b/a F&F Enterprises, of record in Book 11742, page 26, Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

The aforementioned reference property is unimproved land.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Geraldine Sherrill Perkins

GERALDINE SHERRILL-PERKINS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **GERALDINE SHERRILL-PERKINS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **24th** day of **August, 2000.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

Name and Address of Property Owner:

JASON FULMER, partner and JAMES A., TANT, partner
P.O. Box 91119
Nashville, TN 37209

Property Address:

1719 COCKRILL STREET
NASHVILLE, TN 37208

Person Responsible for Taxes:

SAME

Parcel #: 81-15, 215.0

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$7,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **24th** day of **August, 2000.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

RETURN TO:

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