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Box 3.
(P 60)

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17366**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $309,900.00. Affiant Subscribed and sworn to before me, this 30th day of AUGUST, 2000. Notary Public My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner: Douglas D. Perkins and wife, Jo Ann Lippe 4317 Lindawood Drive Nashville, Tennessee 37215	**Send Tax Bills To:** SunTrust Mortgage Inc PO Box 57028 Irvine, CA 92619-7028	**Tax Information:** MAP 120-08 PAR 2.00-CO FB 07DA 45302

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, STEPHANIE DENT, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DOUGLAS D. PERKINS AND WIFE, JO ANN LIPPE ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4317 Lindawood Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of AUGUST, 2000.

STEPHANIE DENT

Davidson County DEEDWARR
Recvd: 09/06/00 15:56 2pgs
Fees:11.00 Taxes:1146.63
20000906-0088329

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, STEPHANIE DENT, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of AUGUST, 2000.

My Commission Expires: 11/29/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1-B on the Plan of Revised Private Element Plat for Lot 1 Lindawood Place, as of record in Plat Book 9700, page 618, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Stephanie Dent, unmarried by deed from Robert T. Garrett, Jr. and wife, Ann L. Garrett of record in Book 10856, page 827, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 2092, page 410, Book 2097, page 93 and Book 8329, page 477, Book 9283, page 753 and Book 10839, page 523; (3) Charter of record in Book 6021, page 178; (4) Easements of record in Book 9283, page 748; and (5) All matters appearing on the Plan of record in Plat Book 9700, page 618, said Register's Office.