PREPARED BY:
D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 12/12/00 08:22 3pgs
Fees:15.00 Taxes:203.50

20001212-0122066

Map & Parcel No.: Map 105-8 Parcels 248, 220, 221. 222 & 223

WARRANTY DEED

THIS INDENTURE is made and entered into this **16th** day of **November, 2000** between **Marvin E. Clements** , GRANTOR, and **Richard Verner Perkerson and wife, Barbara D. Perkerson** , 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:

TRACT I:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being more particularly described as follows according to a survey dated May 14, 1987, by Ragan-Smith-Murphy & Associates, Inc.:

Beginning at an iron pin set at the intersection of the south right-of-way of Culvert Street (50' R.O.W.) and the west right-of-way of Louisville and Nashville Railroad (50' R.O.W.); thence,

1. With the west right-of-way line of Louisville and Nashville Railroad S 11 deg. 18' 37" W a distance of 228.40 feet to an iron pin set; thence,

2. With the north right-of-way line of Seaboard Systems Railroad N 51 deg. 05' 43" W a distance of 471.59 feet to an iron pin set at the intersection of said railroad right-of-way line and the south right-of-way line of Culvert Street; thence,

3. With the south right-of-way line of Culvert Street S 80 deg. 03' 15" E a distance of 418.06 feet to the point of beginning and containing 47,729 square feet or 1.096 acres more or less.

TRACT II:

Being Lot No. 2 on the Plan of the Re-Subdivision of Parts of Lots 3, 4, 15 and 16 in Lumsden's Third Addition, of record in Book 674, page 178, Register's Office for Davidson County, Tennessee. Said Lot No. 2 fronts 20 feet on the westerly side of Creek Street (formerly Partee Street) and runs back between parallel lines with the southerly margin of an alley 100 feet to a dead line, and is the northerly part of Lots 15 and 16 of the original plan of Lumsden's Third Addition of record in Book 57, page 106, said Register's Office.

Tracts I and II are the same property conveyed to Marvin E. Clements by deed from Hester Battery Manufacturing Company of record in Book 7260, page 520, said Register's Office.

Map 105-8 Parcels 248 and 220

TRACT III:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot 3 and Lot 4 on the Plan of the Resubdivision of Parts of Lots 3, 4, 15 and 16 in Lumsden's Third Addition, of record in Book 674, page 178, Register's Office for said County, and also being part of Lots 15 and 16 in the original plan of Lumsden's Third Addition, said original plan being of record in Book 57, page 106, said Register's Office, all of said lots being more particularly described as follows according to a survey dated May 14, 1987 by Ragan-Smith-Murphy & Associates, Inc.:

Beginning at an iron pin set at the intersection of the west right-of-way line of Creek Street (50' R.O.W.), formerly Partee Street, and the north right-of-way line of Culvert Street (50' R.O.W.), said pin also being the southeast property corner of Lot 15 as shown on the original map of Lumsden's Third Addition as of record in Plat Book 57, page 106, said Register's Office; thence,

1. With the north right-of-way line of Culvert Street N 80 deg. 03' 15" W a distance of 100.37 feet to an iron pin set, said pin being the south common property corner between lots 16 & 17 on the original plan of Lumsden's Third Addition; thence,

2. Leaving said right-of-way line with the common line between said Lots 16 & 17, the east property line of Anthony Webster, et al, as of record in Deed Book 5595, page 570, said Register's Office, N 05 deg. 00' 07" E a distance of 92.99 feet to a point; thence,

3. S 84 deg. 59' 53" E a distance of 100.00 feet to the point in the west right-of-way line of Creek Street; thence,

4. With the west right-of-way line of Creek Street, the east property line of said Lot 15, S 05 deg. 00' 07" W a distance of 101.64 feet to the point of beginning, containing 9,731 square feet or 0.223 acres, more or less.

Being the same property conveyed to Marvin E. Clements by deed from E. N Hester and wife, Peggy B. Hester of record in Book 7260, page 527, said Register's Office.

Map 105-8, Parcels 221, 222 and 223

The legal description contained herein is identical to the legal description contained in the previous deeds of record.

This is commercial property and not the residence of the grantor.

This conveyance is subject to: (1) An electric power transmission line easement of record in Book 1165, page 381, said Register's Office; (2) An easement from The Nashville, Chattanooga & St. Louis Railway to the Tennessee Valley Authority of record in Book 1165, page 318, covering a right of way for a power line across the easterly 60 feet to the property; and (3) All matters shown on the survey prepared by Ragan-Smith-Murphy & Associates dated 5/14/87.

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.

Marvin E. Clements

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Marvin E. Clements** , 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 **16th** day of **November, 2000.**

Notary Public

My Commission Expires:

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires
7-27-2002

Name and Address of Property Owner:

Richard Verner Perkerson and Barbara D. Perkerson
P. O. Box 100585
Nashville, TN 37224

Property Address:

Culvert Street & Creek Street
Nashville, TN

Person Responsible for Taxes:

~~SAME~~ Perk Products & Chemical Co.
P. O. Box 100585
Nashville, TN 37224

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 **$55,000.00** 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.

Richard V. Perkerson
Affiant

Sworn to and subscribed before me, a Notary Public, this **16th** day of **November, 2000.**

Notary Public

My Commission Expires:

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires
7-27-2002

RETURN TO:

D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027