PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(ST) Title No: 43292
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/14/02 15:39 2pgs
Fees:13.00 Taxes:836.20
20020314-0032594

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William D. Perkins Jr. Jennifer J. Perkins 6337 Torrington Road Nashville, Tennessee 37205	Suntrust Bank 201 Fourth Avenue North Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 115-11-045

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$226,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David H. Van Buren and wife, Denise Kelley Van Buren**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William D. Perkins Jr. and spouse, Jennifer J. Perkins** 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. 71 on the Plan of West Meade Estates, Section 1 of record in Book 2663, Page 110, Register's Office for said County.

Said Lot No. 71 fronts 107.02 feet on the broken southerly margin of Torrington Road and extends back 422.7 feet on the westerly line and 412 feet on the easterly line to a dead line in the rear measuring 172.3 feet thereon.

Being the same property conveyed to David H. Van Buren, a single person by deed from William Mark Voorhees, a single person and Jean H. Voorhees, a single person of record in Book 9378, Page 258 Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 10906, page 482, said Register's, a tenancy by the entirety was created in David H. Van Buren and wife, Denise Kelley Van Buren.

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

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2663 Page 110, said Register's Office, which Plan shows a 125 foot minimum building setback line from Torrington Road and a 10 foot easement for public utility purposes along the rear line(s); and a 2.5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot.

This is improved property, known as: 6337 Torrington Road, Nashville, Tennessee 37205

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 13th day of March, 2002.

David H. Van Buren

Denise Kelley Van Buren

State of TENNESSEE
County of DAVIDSON

On this 13th day of March, 2002 , before me the undersigned authority, personally appeared David H. Van Buren and Denise Kelley Van Buren , 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:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary

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 $226,000.00

Affiant

Sworn and subscribed before me this the 13th day of March, 2002

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary Public