Escrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/21/02 15:32 2pgs
Fees:13.00 Taxes:388.50
20020621-0075240

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
~~$100,000.00~~ $105,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|17th DAY OF June, 2002.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-28-02
| (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

My Commission Expires SEPT. 28, 2002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
~~Todd and Cortney Tidwell~~ / Tidwell and Cortney 519 Cottonwood Drive Nashville, TN 37214	Williamson	Map 96.16 Parcel 21

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Kip S. Perkins and wife, Denise Perkins and Gary K. Perkins, married (by and through Kip S. Perkins, Attorney in Fact)

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Todd Tidwell and wife, ~~Cortney Tidwell~~ Williamson

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING LOT NO. 201, SECTION 4 ON THE PLAN OF CLOVERHILL, AS OF RECORD IN PLAT BOOK 2133, PAGE 62, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO KIP S. PERKINS AND GARY K. PERKINS, MARRIED, BY WARRANTY DEED FROM THE HEIRS OF THE ESTATE OF PATSY RUTH KEEL EDWARDS, DATED FEBRUARY 27, 1998, AND OF RECORD IN BOOK 10904, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. KIP S. PERKINS HAVING SINCE MARRIED. DENISE PERKINS JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

This property is not nor has ever been the principal residence of Gary K. Perkins.

This conveyance is made subject to the following:

1) 2002 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 2133, Page 62, Register's Office for Davidson County, Tennessee, including but not limited to a 30' minimum building setback line along the front of property; a 10' utilities easement along the rear of property; and a 2 ½' X 20' utility anchor easement over the southwest portion of said property.
3) Property is subject to a Sanitary Sewer/Storm Drain Easement granted to Metropolitan Government of record in Book 6249, Page 329, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 519 Cottonwood Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this 17th day of June, 2002.

Kip S. Perkins

Denise Perkins

Gary K. Perkins by Kip S. Perkins Atty in Fact

Gary K. Perkins by Kip S. Perkins, Atty in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Kip S. Perkins and wife, Denise Perkins with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kip S. Perkins, Attorney-in-Fact for Gary K. Perkins, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Gary K. Perkins for the purposes therein contained.

WITNESS my hand and official seal this 17th day of June, 2002

NOTARY PUBLIC

My Commission Expires:

11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076