THIS INSTRUMENT PREPARED BY: Jeffrey Mobley GULLETT, SANFORD, ROBINSON & MARTIN, PLLC Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).**

Address new owner as follows:

Richard V. Perkerson
6605 Jocelyn Hollow Road
Nashville, TN 37205

Send Tax Bills to:

Same

Map-Parcel Numbers

Map 105-8
Parcels 248, 220, 221, 222, 223, 175, 176, 177 & 178

Davidson County DEEDWARR
Recvd: 08/09/02 12:50 6pgs
Fees:32.00 Taxes:0.00



20020809-0096394

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Barbara D. Perkerson, hereinafter called the Grantor, for the purpose of terminating a tenancy by the entirety between the Grantor and the Grantor's spouse, Richard Verner Perkerson, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Richard Verner Perkerson, has bargained and sold, and by these presents does transfer and convey unto Richard Verner Perkerson, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to certain tracts or

parcels of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

This conveyance is subject to the following:

1. 2002 State and County taxes, a lien not yet due and payable, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 5th day of August, 2002.

Barbara D. Perkerson

Barbara D. Perkerson

187238.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara D. Perkerson, 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 5th day of August, 2002.

Notary Public

My Commission Expires: March 26, 2005

187238.1

EXHIBIT A

Legal Description

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 or 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.

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.

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.

Tracts I, II and III being the same property conveyed to Richard Verner Perkerson and wife, Barbara D. Perkerson, by deed from Marvin E. Clements, of record in Instrument No. 20001212-0122066, Register's Office for Davidson County, Tennessee.

TRACT IV:

Land in Davidson County, Tennessee, being Lot No. 9 on the plan of Lumsden's Third Addition to Nashville as of record in Book 57, page 106, Register's Office, Davidson County, Tennessee.

TRACT V:

Land in Davidson County, Tennessee, being Lots No. 28 and 29 on the Map of Guilford Dudley's Addition to Nashville as of record in Book 332, page 73, Register's Office, Davidson County, Tennessee.

Tracts IV and V being the same property conveyed to Richard V. Perkerson and wife, Barbara D. Perkerson, by deed from Dennis Harrison, of record in Book 8756, page 251, Register's Office for Davidson County, Tennessee.