07

Realty Tax
48A

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 123,000.00**

Robert Fulton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF Sept. 2002.

Carol R Kavan
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/30/04

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN
MY COMMISSION EXPIRES NOVEMBER

THIS INSTRUMENT PREPARED BY:	Richard Hedgepath, Jr., Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNERS	SEND TAX BILLS TO:	MAP & PARCEL
Robert Blair Fulton	1st Trust Bank For Savings	Map 105-5
1220 Villa Place	P. O. Box 17257	Parcel 3
Nashville, TN 37212	Memphis, TN 38187-0257	

FOR AND 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, I, **Eva L. Perkins, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Blair Fulton,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Being Lot No. 13 on the plan of Geo. I. Waddey's Re-subdivision of Lot No. 28, O.B. Hayes' Rokeby Addition, as of record in Book 421, page 141, Register's Office for said County.

Said Lot No. 13 fronts 50 feet on the easterly side of Villa Place and runs back between parallel lines 152 ½ feet to an alley.

Being the same property conveyed to Mamie Lowery by deed from Garvis Lowery of record in Book 2040, page 306, Register's Office for Davidson County, Tennessee. The said Mamie Lowery having since died and devising life estate in said property to her husband, Garvis Lowery and remainder interest to her daughter, Eva L. Perkins by Will of record in Will Book 153, page 687, Probate Court Clerk's Office for Davidson County, Tennessee, and by Quitclaim Deed of record in Book 7303, page 650, Garvis Lowery conveyed his interest to Eva L. Perkins.

This is the same description as in the previous deed.

This is improved property known as **1220 Villa Place, Nashville, TN 37212.**

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, his heirs and assigns, forever; and I do covenant with said GRANTEE that I am 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 / or any encumbrances of record; 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 GRANTEE, his heirs and assigns, against the lawful

Davidson County DEEDWARR
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Fees:13.00 Taxes:455.10
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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 my hands this 20th day of Sept, 2002.

Eva L. Perkins – Grantor / Seller

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 **Eva L. Perkins**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of September 2002.

NOTARY PUBLIC

My commission expires: 03-29-03

RICHARD HEDGEPATH JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR.. 29, 2003