Davidson County DEEDWARR
Recvd: 12/18/02 16:33 2pgs
Fees:13.00 Taxes:81.40
20021218-0156528

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209
MCTE00000331

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by WILSON ENTERPRISES, INC., and other good and valuable consideration, the receipt of all of which is hereby acknowledged, We, JAMES E. PERKINS and wife, ESSIE F. PERKINS, have bargained and sold, and by these presents do transfer and convey unto the said WILSON ENTERPRISES, INC., it's successors and/or assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Shelby Village No. Two of record in Book 1835, Page 48, corrected in Book 2032, Page 191 and amended in Book 2040, Page 403, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 64 fronts 65.00 feet on the southeasterly margin of Electric Ave. and extends back 112.7 feet on the northeasterly line and 115.3 feet on the southwesterly line to a dead line in the rear, measuring 65.0 feet thereon.
>
> Being the same property conveyed to JAMES E. PERKINS and wife, ESSIE F. PERKINS by deed from ERIC E. ROGERS and wife, JENNIFER L. ROGERS of record in Book 9417, Page 759, Register's Office for Davidson County, Tennessee.

**To Have and To Hold** the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said WILSON ENTERPRISES, INC., it's successors and/or assigns, forever. And we do covenant with the said WILSON ENTERPRISES, INC., that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said WILSON ENTERPRISES, INC., it's successors and/or assigns, against the lawful claims of all persons whomsoever.

**WITNESS OUR HANDS** this the 6 day of December, 2002.

James E. Perkins
JAMES E. PERKINS

Essie F. Perkins
ESSIE F. PERKINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **JAMES E. PERKINS,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

**WITNESS MY HAND AND NOTARIAL SEAL** at office in the State and County aforesaid, this the 6th day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 10-13-04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **ESSIE F. PERKINS,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

**WITNESS MY HAND AND NOTARIAL SEAL** at office in the State and County aforesaid, this the 4th day of December, 2002.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR 29, 2005

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $22,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 6th day of December, 2002.

NOTARY PUBLIC

My Commission Expires: ~~My Commission Expires~~ 10-13-04

**MAP 94-01**
**PARCEL 461.00**

**ADDRESS OF NEW OWNERS:**
**WILSON ENTERPRISES, INC.**
**302 42nd Avenue North**
**Nashville, TN 37209**

**SEND TAX BILLS TO:**

**SAME**