SEND TAX BILLS TO:
Mr. & Mrs. James Perko
6380 Cemetery Road
Greenbrier, TN 37073

This instrument Prepared
By: Gary L. Dilliha
Attorney at Law
Springfield, TN 37172

Map No. 173 - 04A
Parcel No. 88

Davidson County DEEDQC
Recvd: 01/07/03 14:04 2pgs
Fees:12.00 Taxes:0.00
20030107-0002684

THIS DEED OF CONVEYANCE executed and delivered by JAMES L. PERKO, hereinafter called the Grantor to JAMES L. PERKO and wife, TAMMY JOHNSON PERKO, as tenants by the entirety, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, hereinafter set forth and described, I, the said Grantor, have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto said Grantees, survivor and assigns, so as to create in the Grantees, an estate by the entirety in the whole fee of said land hereinafter described, as contemplated and permitted by Section 66-1-109 of the Tennessee Code Annotated, a certain tract or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Being Lot No. 88 on the Plan of Oak Highlands Subdivision, Phase I, as of record in Plat Book 6900, pages 432 through 435, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to James L. Perko by deed from Great Southern Homes of Tennessee, Inc. of record in Book 8019, page 829, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing easements, building setback lines, and restrictions of record in Book 7350, page 24, said Register's Office.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns, forever.

The Grantor covenants with the Grantees, survivor and assigns, that he is lawfully seized in fee of said property; that he has a good and perfect right to make this conveyance, and that said property is unencumbered.

The Grantor further covenants with the Grantees that he will warrant and defend the title in and to said interest in said real estate against the lawful claims and demands of all persons

whomsoever.

IN WITNESS WHEREOF, I, the Grantor herein, have hereunto set my signature, this the 5 day of DECEMBER, 2002.

JAMES L. PERKO

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James L. Perko, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 5th day of December, 2002.

GARY L. DILLIHA
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: My COMMISSION EXPIRES 9-27-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JANUARY 2003.

Deputy Register