THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22207-01-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $206,700.00. Affiant Subscribed and sworn to before me this 18th day of February, 2004. NOTARY PUBLIC NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Walter G. Perkins Helen J. Perkins 6348 Sweetgum Lane Nashville, TN 37221	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.155-08-0-B Parcel No. 020.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lisa M. Higgs, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Walter G. Perkins and wife, Helen J. Perkins** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 6348 Sweetgum Lane, Nashville, TN, 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of February, 2004.

Lisa M. Higgs by Robert D. Tuke A-I-F

Lisa M. Higgs by Robert D. Tuke, Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Robert D. Tuke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Lisa M. Higgs as her Attorney-In-Fact, as the free and and deed of the within named Lisa M. Higgs.

Witness my hand and official seal at Nashville, Tennessee this 18th day of February, 2004.

J. Michael Morgan

NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 02/23/04 15:31 2pgs
Fees:13.00 Taxes:764.79

20040223-0020520

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Phase I of South Colony at Riverbend, as of record in Plat Book 6900, page 271, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Lisa M. Higgs, unmarried, by deed dated 8/31/99 from Robert T. Wyatt, III and wife, Christia B. Wyatt of record in Book 11652, Page 211, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantees;
2) Restrictive covenants contained in an instrument of record in Book 5349, Page 921; Book 6474, Page 354 and amended in Book 6486, Page 588, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons);
3) Declaration of Covenants, Conditions By-Laws and Retrictions for The South Colony at River Bend, of record in Book 7199, Page 119; amended in Book 7781, Page 645, and in Book 9792, Pages 20 and 24, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons);
4) Dedication of common area to South Colony at Riverbend Homeowners Association, Inc. of record in Book 7781, Page 637, Register's Office for Davidson County, Tennessee;
5) Charter of Incorporation of The South Colony at Riverbend Homeowner's Association of record in Book 8748, Page 816, Register's Office for Davidson County, Tennessee;
6) Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 6613, page 536, Register's Office for Davidson County, Tennessee; and
7) All matters appearing on the Plan of record in Plat Book 6900, page 271, Register's Office for Davidson County, Tennessee.