This Instrument Prepared By:

First Volunteer Title
of Tennessee, Inc.
1411 West Main Street Ste C
Lebanon, TN 37087

ADDRESS NEW OWNER:
Mai Perkins
1108 Fernbank Avenue
Madison, TN. 37115

When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

SEND TAX BILL TO:
GMAC Mtg. Corp
100 Witmer Rd
Horsham, Pa. 19044

MAP 52
GROUP 9
PARCEL 5

MORTGAGEE:
GMAC Mortgage Corporation
3451 Hammond Avenue
Waterloo, IA 50702

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Fredda M. Lee a single person and Linda England** a single person, hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Mai R. Perkins**, a single person hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No.5, on the Map showing Subdivision of Lot No.17 in Montague Subdivision of record in Plat Book 547, page 100, in the Register's Office for Said County, to which plat reference is here made for a more complete and accurate description.

Being the same property conveyed to Rebecca W. McAdams, unmarried, by Deed from William H. Dorris of record in Book 6684, Page 455, Register's Office for Davidson County, Tennessee. The said Rebecca W. McAdams has since married and is now known as Rebecca A. Schubert. **Being the same property further conveyed to Fredda M Lee and Linda England by deed from Rebecca A. Schubert and husband, Franz Schubert of record in Instrument No. 200003100025041, said Register's Office.**
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1108 Fernbank Avenue, Madison, Tennessee 37115.

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", its successors and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they are 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 03/05/04 13:39 2pgs
Fees:13.00 Taxes:284.53
20040305-0025549

WITNESS our hands this the 26th day of February,2004 .

Fredda M. Lee

Linda England OWNER/AGENT

Linda England

STATE OF TN)
COUNTY OF Wilson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Fredda M. Lee and Linda England**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of February,2004 .

NOTARY PUBLIC

My Commission Expires: 3-28-07

STATE OF TN)
COUNTY OF Wilson)

The actual value or consideration, whichever is greater, for this transfer is $76,900.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of February,2004.

NOTARY PUBLIC

My Commission Expires: 3-28-07