3113 BCCB LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Michale R. Perkins and wife, Judy Perkins 309 Harpeth Valley Road Nashville, TN 37221	Map 128, Parcel 11	Same

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Richard Rust, Jr., individually and as Attorney in Fact for the parties listed on Schedule 1 attached hereto and incorporated herein by referenced, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Michael R. Perkins and wife, Judy Perkins (collectively the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Taxes for the current year have been prorated between the parties.

This is unimproved property located in Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Davidson County DEEDWARR
Recvd: 04/01/04 14:15 4pgs
Fees:23.00 Taxes:647.50
20040401-0036842

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Michael R. Perkins
Affiant

Subscribed and sworn to before me this 31ST day of March 2004.

Loretta B. Lane
Notary Public

My Commission Expires: 1-28-08

LORETTA B. LANE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 31st day of March, 2004.

RICHARD RUST, JR., Individually and as Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF)

Before me, Loretta B. Lane, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Richard Rust, Jr., Individually and as Attorney in Fact for (See attached Schedule 1), with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee this 31 day of March, 2004.

Loretta B. Lane
Notary Public

My Commission Expires:
1-28-06

NOTARY PUBLIC AT LARGE
LORETTA B. LANE
DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee located generally north of Interstate 40 and East of Dunaway Drive and being Parcel 11 on the P.U.D. Boundary and Subdivision Plat of Pine Forest of record in Book 9700, page 476, Register's Office for Davidson County, Tennessee, consisting of 4,822,179 square feet or 112.08 acres more or less.

Being part of the land conveyed to W. F. Rust and wife, Della Rust, by deeds of record in Book 372, page 634, Book 379, page 504 and Book 539, page 205, Register's Office for Davidson County, Tennessee, and also being part of the same property conveyed to W. F. Rust by deed of record in Book 626, page 570, said Register's Office. W. F. Rust and Della Rust have since died, Della Rust have predeceased W. F. Rust. W. F. Rust left a will which is of record in Will Book 73, page 64, Probate Court of Davidson County, Tennessee, in which said property was devised to T. Richard Rust, during the life of Jordan Rust and Cora Lee Rust and, upon the last of the two of them to die, to the heirs at law of W. F. Rust. Both Cora Lee Rust and Jordan Rust have since died, and title is therefore vested in the heirs at law of W. F. Rust, namely his seven remaining children, to wit: Bettye Duncan, Clyde Lee Rust, Mamie Vogel, James Rust, Chalres L. Rust, Thomas Richard Rust, and Thelma Rust Putnam. Four of these, Bettye Duncan, Clyde Lee Rust, Mamie Vogel and James R. Rust are still living. The remaining three children of W. F. Rust are deceased and their shares are now vested as follows:

1. Charles L. Rust died intestate and his share is vested equally between his two surviving children, Charles L. Rust Jr. and Michael Jared Rust.

2. Thomas Richard Rust left a will which is of record in Will Book 162, page 52, Probate Court for Davidson County, Tennessee, in which is interest in the property was devised in trust to Richard Rust, Jr. for the lifetime of his widow, Johnnie Doris Bryant Rust, who has since died. This trust terminated at the death of the widow of Thomas Richard Rust, after which his interest in the Property, under the terms of his will, became vested in his two children, Richard Rust, Jr. and Joyce Rust McKelvey.

3. Thelma Rust Putnam left a will which is of record in Book 177, page 652, Probate Court of Davidson County, under which her interest in the Property became vested in the following persons:

(i) Bettye Duncan, Clyde Lee Rust, Mamie Vogel, James R. Rust, Evelyn Sinor, Lenard Putnam, James T. Putman and Andrew G. Putman.

> Evelyn Sinor died March 21, 1999. She was survived by her husband, George Walter Sinor and sons Walter Sinor and Everett Sinor. George Walter Sinor has since died leaving a will which has been probated in Hamilton County, Tennessee (Docket 005P576) which leaves his entire estate to his sons Walter and Everett who are the current owners of the share of Evelyn Sinor.
>
> Lenard Putman died intestate and by law his interest passed to his wife, Margaret Putman and his children, Paul Putman and Dorothy Sue Fortner.

(ii) Charles L. Rust, Jr., and Michael Jared Rust, as the surviving children of Charles L. Rust, who predeceased Thelma Rust Putman.

(iii) Richard Rust, Jr., and Joyce Rust McKelvey, as the surviving children of Thomas Richard Rust, who predeceased Thelma Rust Putman.

(iv) Judy Martin, Jean P. Miller, James Putman and Terry D. Putman, as the surviving children of Ernest Putman, who predeceased Thelma Rust Putman.

(v) Barbara Jean Clark, Robert Martin and Marylin Harris as the three children of Mary Martin.

SCHEDULE 1
Heirs of W. F. Rust

Michael Rust –	Instrument No. 20040331-0036579
James Putman –	Instrument No 20040331-0036580
Judy Martin –	Instrument No. 20040331-0036582
Bettye Duncan –	Instrument No. 20040331-0036583
Marilyn A. Harris –	Instrument No. 20040331-0036584
Andrew G. Putman –	Instrument No. 20040331-0036585
Paul Putman –	Instrument No 20040331-0036586
Barbara Jean Goodnight –	Instrument No 20040331-0036587
Everett Sinor –	Instrument No 20040331-0036588
Robert Martin –	Instrument No. 20040331-0036589
Mamie Vogel –	Instrument No. 20040331-0036590
Charles Rust, Jr. –	Instrument No 20040331-0036591
James T. Putman –	Instrument No. 20040331-0036581
Walter Sinor –	Instrument No. 20040331-0036592
James Rust –	Instrument No 20040331-0036593
Joyce Rust McKelvey –	Instrument No 20040331-0036594
T. Richard Rust, Jr., -	Instrument No 20040331-0036595
Terry Putman –	Instrument No. 20040331-0036596
Jean P. Miller –	Instrument No. 20040331-0036597
Dorothy Sue Fortner –	Instrument No. 20040331-0036598
Clyde Rust –	Instrument No 20040331-0036599
Margaret Putman -	Instrument No 20040331-0036600