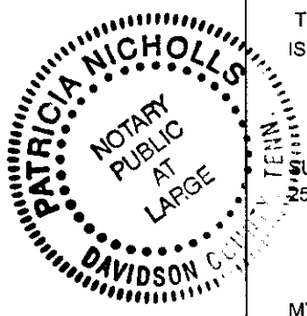
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,500.00

Djuana Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2004.

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Djuana Boyd	Fifth Third Mortgage Company	Map 52
1428 Pellican Point	38 Fountain Square Plaza	Group 8-0-A
Madison, TN 37115	Cincinnati, OH 45263	Parcel 181 CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Timothy S. Perkins and wife, Cammie R. Perkins, f/k/a Cammie R. Stewart

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Djuana Boyd, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 181, on the Plan of Heron Walk, Section Two, Phase One, of record in Plat Book 9700, Page 386, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Timothy S. Perkins, unmarried and Cammie R. Stewart, unmarried, as joint tenants with right of survivorship by deed from Allen Earps and Betty F. Earps, of record in Book 10897, Page 230, dated April 20, 1998, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10095, Page 465 and Book 10170, Page 124, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 386, said Register's Office.

Cammie R. Perkins and Cammie R. Stewart being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1428 Pellican Point, Madison, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of August, 2004.

Timothy S. Perkins

Timothy S. Perkins

Cammie R. Perkins

Cammie R. Perkins

Davidson County DEEDWARR
Recvd: 09/02/04 11:10 2pgs
Fees:13.00 Taxes:397.75

20040902-0106311

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy S. Perkins and Cammie R. Perkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the
purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 25th day of August, 2004.

My Commission Expires: 01/29/05

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.