This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

PLEASE RETURN ORIGINAL TO:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$840,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the **day of AUGUST, 2004.**
Notary Public

NOTARY PUBLIC
Commission Expiration:

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 27, 2005

Davidson County DEEDWARR
Recvd: 09/22/04 15:02 2pgs
Fees:13.00 Taxes:3108.00
20040922-0114318

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
PHIL PERKINS, AND WIFE, BETH PERKIS		1526 OTTER CREEK ROAD NASHVILLEN, TN. 37215
	SAME	
		PROPERTY ADDRESS: SAME

MAP PARCEL NUMBER
145-13-18

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **LOUIS ALBERT BRUNSTING, III AND WIFE, KARYN STRAUSS BRUNSTING** (collectively "Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **PHIL PERKINS, AND WIFE, BETH PERKINS** (collectively "Grantee") the following described real estate located in **DAVIDSON** County, Tennessee, more particularly described as follows:

BEGINNING AT A POINT IN THE CENTER OF OTTER CREEK ROAD, SOUTH 72 DEG. 41 MIN. WEST 40.4 FEET FROM THE SOUTHWEST CORNER OF A 0.917 ACRE TRACT OF LAND CONVEYED TO FORREST RUCKER AND WIFE, BY J.R. RUCKER BY DEED OF RECORD IN BOOK 2301, PAGE 309, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE CENTER OF SAID ROAD WESTWARDLY 303 FEET; THENCE NORTH 21 DEG. 20 MIN. WEST 313.8 FEET; THENCE NORTH 72 DEG. 40 MIN. EAST 279.4 FEET; THENCE SOUTH 17 DEG. 20 MIN. EAST 295 FEET TO THE BEGINNING, CONTAINING 2 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR A 5 FOOT RIGHT OF WAY FOR A WATER PIPE WITH RIGHTS OF EGRESS AND INGRESS THERETO RUNNING FROM THE EASTERN BOUNDARY LINE OF THE ABOVE DESCRIBED PROPERTY TO A SPRING LOCATED NEAR THE NORTHERLY MARGIN OF OTTER CREEK ROAD ON PROPERTY EAST OF PREMISES.

THIS BEING THE SAME PROPERTY CONVEYED TO LOUIS ALBERT BRUNSTING, III AND WIFE, KARYN STRAUSS BRUNSTING BY WARRANTY DEED OF DOUGLAS E. DURR AND WIFE, LISA R. DURR DATED NOVEMBER 15, 1994 AND RECORDED NOVEMBER 21, 1994 IN BOOK 9525, PAGE 900, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE..

This property is known as : 1526 OTTER CREEK ROAD, NASHVILLE, TN 37215

5-74158

This property is subject to all restrictive covenants of record, all matters shown on the Plat and encumbrances, easements, and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this day of August, 2004.

LOUIS ALBERT BRUNSTING, III (GRANTOR)

KARYN STRAUSS BRUNSTING (GRANTOR)

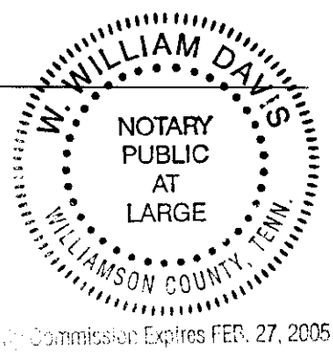
STATE OF TENNESSEE)
) SS
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOUIS ALBERT BRUNSTING, III, AND KARYN STRAUSS BRUNSTING** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25 **day of AUGUST, 2004.**

Notary Public

My Commission Expires:



My Commission Expires FEB. 27, 2005