Davidson County DEEDQC
Recvd: 12/08/04 13:32 2pgs
Fees:12.00 Taxes:0.00
20041208-0146402

THIS INSTRUMENT PREPARED BY:

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STATE OF DAVIDSON)
COUNTY OF TENNESSEE)

The actual consideration for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me, this 7th day of December, 2004.

Notary Public

My Commission Expires: 1/24/2007

DENISE JOSCELYN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Perkins Investment Group, L.P. 904 8th Avenue, South Nashville, TN 37203	Same	148-00-0 086.01

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **JAMES W. PERKINS, JR.** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **PERKINS INVESTMENT GROUP, L.P.** ("Grantee"), all right, title and interest of Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Land in the Second Civil District of Davidson County, Tennessee, described according to a survey prepared by Southern Land Survey Company, dated July 13, 1973, as follows:
>
> Being Lot No. One (1) on the Plan of Elmer L. Marshall Subdivision, as of record in Book 4675, page 13, Register's Office for Davidson County, Tennessee, said Lot being more particularly described as follows:
>
> Beginning at a concrete monument in the south margin of Richards Road at a point which is 275.5 feet, more or less, South 83 deg. 44 min. 48 sec. East of the East margin of Antioch Pike, and proceeding thence with the south margin of Richards Road, South 83 deg. 44 min. 48 sec. East 125 feet to an iron pin; thence leaving Richards Road and proceeding South 4 deg. 37 min. 46 sec. East 177.29 feet to an iron pin; thence South 87 deg. 16 min. 39 sec. West 125 feet (crossing an iron pin at 32 feet) to a concrete monument; thence North 4 deg. 1 min. 12 sec. West 195. 79 feet to the point of beginning, together with a perpetual non-exclusive easement for ingress and egress across the northwest corner of Lot 2 of the recorded Plan of Elmer L. Marshall Subdivision,

aforesaid, upon the area designated thereon as "easement area".

Being the same property conveyed to James W. Perkins, Jr. by deed from Romnuf Corporation, a Delaware corporation, of record in Book 8258, page 450, Register's Office for Davidson County, Tennessee.

The legal description is the same as in the previous deed of record.

This is improved property known as 944 Richards Road, Antioch, Tennessee 37013.

Subject property is not and has not been the usual place of residence of Grantor, his spouse, and their children.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 23rd day of OCTOBER, 2004.

James W. Perkins, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James W. Perkins, Jr.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of October, 2004.

Notary Public

My Commission Expires: 11/27/04

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