#9251 Box 13

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 02/09/05 14:22 2 pgs
Fees:13.00 Taxes:327.45
20050209-0015234

**WARRANTY DEED**

| **Address New Owner(s)** | **Send Tax Bills to:** | **Map-Parcel:** |
|---|---|---|
| Tom Starling, III | American Home Mortgage | Map: 43-6 |
| 329 Singer Drive | 7142 Columbia Gateway Dr | Group: |
| Madison, TN 37115 | Columbia, MD 21046 | Parcel: 32 |

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, **Berry Jackson, Administrator for the Estate of Charlotte Belle Jackson and Jack M. Perkerson, heir to the Estate of Betty Nelle Perkerson**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tom Starling, III**, unmarried, hereinafter called the Grantee, their heirs 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 Plan of Madison Park, Section I, as of record in Book 3106, page 113, Register's Office for said County.**

**Said Lot No. 5 fronts 71.5 feet on the west side of Singer Drive and extends back 180.80 feet on the north line and 93.0 feet on the south line to a dead line in the rear, measuring 128.5 feet thereon.**

**BEING the same property conveyed to Charlotte Belle Jackson, a single woman, and Betty Nelle Perkerson, a single woman, by deed from Dugger Developments, Inc., dated May 31, 1963, and recorded in Book 3571, page 61, said Register's Office. The said Charlotte Belle Jackson having died in 1991. Pursuant to Order No. 04P-1777 in the Seventh Circuit Court for the Twentieth Judical of Tennessee at Nashville, Probate Department, authority is given to Berry Jackson, as Administrator, to convey and sell her interest in the above described property. The said Betty Nelle Perkerson having died on June 10, 2004, and pursuant to her Last Will and Testament, No. 04P-1219, Probate Court for Davidson County, Tennessee, title is now vested in Jack M. Perkerson.**

**THIS conveyance is subject to: (1) Taxes for 2005, prorated and assumed; (2) restrictive covenants filed in Book 3403, page 154 and Book 3406, page 141; and (3) all matters as shown on the recorded plat.**

This is improved property known as: 329 Singer Drive, 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 whosoever.

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 28th day of January, 2005.

Berry Jackson, Admin.
Berry Jackson, Administrator

Jack M. Perkerson
Jack M. Perkerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of January, 2005, before me personally appeared, Berry Jackson, Administrator and Jack M. Perkerson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal.

Ollie Mai Parsley
Notary Public

My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

**********

STATE OF TENNESSEE Davidson COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $88,500.00.

Heidi Jo Clayton
Affiant

Sworn to and subscribed before me
this 28th day of January, 2005.

Notary Public
My Commission Expires: 5/28/06

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 5/28/2006