File Box 8

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 06/03/05 09:38 2 pg:
Fees:13.00 Taxes:666.00
20050603-0063088

W & I Ref:(_____) Title No: 46383
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Julie F. Perkerson Richard V. Perkerson Barbara Perkerson 7116 Still Springs Hollow Drive Nashville, Tennessee 37221	Union Planters Bank, N.A., d/b/a Regions Mortgage 3325 West End Avenue Nashville, Tennessee 37203

TAX MAP-PARCEL NUMBERS: 128-16-A-068

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$180,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Glenda M LaRocca**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Julie F. Perkerson , a one-half interest and Richard V. Perkerson and spouse, Barbara Perkerson, together a one-half interest, the half interests, as they relate to each other, shall be held in joint tenancy with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Still Springs Hollow Subdivision, Phase 1, Section 3 of record in Book 9700, page 484 Register's Office for said County.

Said Lot No. 68 fronts 70.00 feet on the easterly margin of Still Springs Hollow Drive and extends back between parallel lines 115 feet to a dead line in the rear.

Being the same property conveyed to Glenda M. LaRocca, unmarried, by deed from Tom W. Gauger and wife, Lori A. Gauger of record in Doc. No. 20001204-0118623 Register's Office for said County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 484, said Register's Office, which Plan shows a 20 foot minimum building setback line from Still Springs Hollow Road together with a designated building site, and a 10 foot easement for public utility purposes along the westerly front line(s) And a 2.5 x 25 foot utility anchor easement located on the northeasterly and southeasterly front corners of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 7963, page 400 amended in Book 8179, page 464, By-Laws in Book 8294, page 40, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7116 Still Springs Hollow Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of June, 2005.

Glenda M LaRocca

State of TENNESSEE
County of DAVIDSON

On this 1st day of June, 2005 , before me the undersigned authority, personally appeared Glenda M LaRocca, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Sworn and subscribed before me this the 1st day of June, 2005

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007