Davidson County DEEDWARR
Recvd: 06/09/05 13:22 2 pgs
Fees:13.00 Taxes:481.00
20050609-0066101

THIS INSTRUMENT PREPARED BY JERRY W. HAMLIN, ATTORNEY
ASHLAND CITY, TENNESSEE

| NAME AND ADDRESS | SEND TAX BILLS TO: | MAP AND PARCEL |
|---|---|---|
| Kevin Cosby and<br>Virginia Perkins<br>2125 Cliff Drive<br>Nashville, TN 37218 | SAME | 70-13-91 |

## WARRANTY DEED

For and in consideration of the sum of **ONE HUNDRED THIRTY THOUSAND ($130,000.00) DOLLARS** cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **KELLY L. HOLMES, as Director of Operations of BE A HELPING HAND FOUNDATION,** GRANTOR, have bargained and sold, and by these presents do transfer and convey unto the said **KEVIN COSBY and VIRGINIA PERKINS**, GRANTEES as tenants in common, herein, their heirs and assigns, a certain tract or parcel of land in Cheatham County, State of Tennessee, described as follows:

Beginning on the Westerly margin of a 50 foot street, now known as Cliff Drive, at the Southeast corner of the property conveyed to Will E. Perry and wife by deed from Lincoln G. Curtis and wife, of Record in Book 458, Page 395, Registers Office for said County; thence with the Westerly margin of said drive Southwardly 92.75 feet; thence Westwardly 162.5 feet; thence Northwardly 92.75 feet to the Southwest corner of the said Perry property; thence with the Southerly line of same Eastwardly 162.5 feet to the beginning.

Being the same property conveyed to Be A Helping Hand Foundation by deed from Kelly L. Holmes dated June 4, 2003 and recorded in the Register's Office for Davidson County, Tennessee at instrument number 20030604-0076510.

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.

Whenever 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 my hand this 7 day of June, 2005.

BY:
KELLY L. HOLMES,
DIRECTOR OF OPERATIONS

**BE A HELPING HAND FOUNDATION**

**STATE OF TENNESSEE )**
**COUNTY OF CHEATHAM )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelly L. Holmes, with who I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he has executed the within instrument in his capacity as Director of Operations of Be A Helping Hand Foundation, for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this the 7 day of June, 2005.

NOTARY PUBLIC

My commission expires: 12/13/05

**STATE OF TENNESSEE )**
**COUNTY OF CHEATHAM )**

The actual consideration for this transfer or value of property (whichever is greater) is $130,000.00.

This is equal to or greater than the property would bring ~~at a fair~~ and voluntary sale.

AFFIANT

Sworn to and subscribed before me this the 7 day of June, 2005

NOTARY PUBLIC

My commission expires: 12/13/05