THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Affiant

Sworn to and subscribed before me this 16 day of Sept., 2005.

NOTARY PUBLIC

My Commission Expires: 5-28-06

Davidson County DEEDWARR
Recvd: 09/16/05 14:15 3 pgs
Fees:18.00 Taxes:351.50
20050916-0111737

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Kenneth P. Neil	Same	Map 105-8
5115 Prince Phillip Cv.		Parcel 109 and 111
Brentwood, TN 37027-6811		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ann Rita Perkerson Dobbs, Preston Rotier Perkerson and Frances Elizabeth Perkerson Schlattner**, hereinafter called "Grantor", have bargained and sold, and by these presents does transfer and convey unto **Kenneth P. Neil**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I: 1341 Lewis Street, Nashville, TN –Map 105-8, parcel 111
Land in Davidson County, Tennessee, being Lot Nos. 6 and 7 in the Springhead Plan, as of record in Book 57, page 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 25 feet on the west side of East Hill Street, and extends back between parallel lines 140 feet to an alley in the rear.

Said Lot No. 7 fronts 25 feet on the west side of East Hill Street, and runs back between parallel lines 125 feet, more or less, to a ten-foot alley in the rear.

Being the same property conveyed to R. Verner Perkerson, Sr., and wife, Frances Elizabeth Perkerson, by deed from Elton Carter, Sr., Elton Carter, Jr., and Alvin D. Carter, of record in Book 3075, page 258, Register's Office for Davidson County, Tennessee, the said R. Verner Perkerson having since died, and having been predeceased by Frances Elizabeth Perkerson; the said R. Verner Perkerson having devised said property to Ann Rita Perkerson Dobbs, Preston Rotier Perkerson and Frances Elizabeth Perkerson Schlattner by will of record in Will Book 181, page 499, Probate Clerk's Office for Davidson County, Tennessee, and also of record in Instrument No. 20041203-0144415, Register's Office for Davidson County, Tennessee.

Tract II: 1339 Lewis Street, Nashville, TN—Map 105-8, parcel 109
Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Springhead Subdivision of record in Book 57, page 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 25 feet on the westerly side of Factory Street (formerly Easthill Street) and runs back between parallel lines to an alley, the plan not showing the exact depth.

Being the same property conveyed to R. Verner Perkerson, and wife, Frances Elizabeth Perkerson, by deed from Nannie B. Sawyers and Hattie Waller, of record in Book 3794, page 268, Register's Office for Davidson County, Tennessee, the said R. Verner Perkerson having since died, and having been predeceased by Frances Elizabeth Perkerson; the said R. Verner Perkerson having devised said property to Ann Rita Perkerson Dobbs, Preston Rotier Perkerson and Frances Elizabeth Perkerson Schlattner by will of record in Will Book 181, page 499, Probate Clerk's Office for Davidson County, Tennessee, and also of record in Instrument No. 20041203-0144415, Register's Office for Davidson County, Tennessee.

The above-described property is not the principal place of residence of Grantors, herein.

The above-described property is conveyed herein as is and where is, and no warranty is made by Grantors as to the physical condition of said property or of any structures located thereon.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 14 day of September, 2005.

Ann R. Perkerson Dobbs
Ann Rita Perkerson Dobbs

Preston Rotier Perkerson
Preston Rotier Perkerson

Frances Elizabeth Perkerson Schlattner
Frances Elizabeth Perkerson Schlattner
POA Preston Rotier Perkerson

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Ann Rita Perkerson Dobbs**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 16 day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 5-28-06

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Preston Rotier Perkerson**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 16 day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 5-28-06

State of Tennessee
County of Davidson

On this 16 day of September, 2005, before me personally appeared **Preston R. Perkerson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Frances Elizabeth Perkerson Schlattner**, and acknowledged that such person executed the same as the free act and deed of **Frances Elizabeth Perkerson Schlattner**.

Witness my hand and official seal this 16 day of September, 2005.

NOTARY PUBLIC

My Commission Expires 5-28-06.