20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/08/06 10:53 2 pgs
Fees:13.00 Taxes:1415.25

20060808-0097219

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 382,500.00

Russell T. Perkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August 2006

Notary Public

MY COMMISSION EXPIRES: 4/22/07

DANIEL L. WISCHHOP (AFFIX SEAL) NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell T. Perkins (NAME)	Same As New Owner (NAME)	MAP 49-1B
521 Cherry Grove Lane (ADDRESS)	(ADDRESS)	PARCEL 6.00 CO
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Jack O. Nixon, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell T. Perkins and wife, Renita J. Perkins

HEREINAFTER CALLED THE GRANTEES, 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. 6, on the Final Plat of Cherry Grove, Phase 1A, of record by Instrument No. 20050815-0096231, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Jack O. Nixon, Married, by Warranty Deed dated October 26, 2005, from Country Maid Farms, Inc., a Tennessee Corporation of record by Instrument No. 20051101-0131955 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved (X) unimproved ( ) property, known as 521 Cherry Grove Lane, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 4th day of August, 2006

Jack O. Nixon
~~MXX~~ Jack O. Nixon
By: Kevin Nixon, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 4th day of August, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kevin Nixon, 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 Jack O. Nixon as his Attorney-In-Fact, and who acknowledged that he as the Attorney-in-fact executed the same as the free act and deed of the said Jack O. Nixon.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 4th day of August, 2006.

Notary Public

DANIEL A. BOSCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9/22/07