PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 08/28/06 14:59 2 pgs
Fees:13.00 Taxes:628.63
20060828-0106218

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of August, 2006 by and between **Julia Little, an unmarried woman, and Lorraine Campbell, an unmarried woman**, hereinafter referred to as GRANTOR, and **Richard Perkerson, Jr**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Section Three, Lexington Point, Subdivision of record in Instrument No: 20020116-0006331, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

This conveyance is subject to the following:

1) All matters appearing on the plan of Lexington Point Subdivision, Section 3, of record in Instrument No. 20020116-0006331, the Register's Office for said County.

2) HOA Charter of Record in Instrument No. 200010200104424, Register's Office for said County.

3) Declaration of Restrictive Covenants of record in Instrument No. 200010180103445, supplemented in 200105220052909, and further supplemented in Instrument No. 200202190021061, Register's Office for said County.

4) Stormwater Detention Agreement of record in Instrument No. 200207290090372, Register's Office for said County.

5) All easements, restrictions and other matters of record in said register's office.

Being the same property conveyed to Julia Little, an unmarried woman, and Lorraine Campbell, an unmarried woman, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated August 23, 2002, of record in Instrument No. 20020828-0104284, re-recorded in Instrument No. 20020909-0108967, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **7164 Commonwealth Circle, Nashville, Tennessee 37221-2130**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Julia Little by Randa Dawson A/F
Julia Little

Lorraine Campbell

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of August, 2006 before me personally appeared Randa Dawson, 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 Julia Little, and acknowledged that he/she executed the same as the free act and deed of said Julia Little.

Witness my hand, at office, this 22nd day of August, 2006.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Lorraine Campbell, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 22nd day of August, 2006.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Name and Address of Property Owner:
Richard Perkerson, Jr
7164 Commonwealth Circle, Nashville, Tennessee 37221-2130

Send Tax Statements to:

New Owner

Map & Parcel 126.15-0B-259.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $169,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 22nd day of August, 2006.

Notary Public
My Commission Expires: My Commission Expires 08/21/2009

Fran Y. Orosan State of Tennessee Notary Public Davidson County

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

File #26-1-449