PREPARED BY (AND RETURN TO):

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W & I Ref:(gj) Title No: 48350
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/29/06 13:33 2 pgs
Fees:13.00 Taxes:943.50
20061229-0160857

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kevin Perkins Nicole Davis 3300 West End Av Nashville, Tennessee 37203	Regions Bank DBA AmSouth Bank 2050 Parkway Office Circle RCN 6 Birmingham, Alabama 35244

TAX MAP-PARCEL NUMBERS: 10415011800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$255,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark T. Webb, Administrator of the Estate of Genevieve Terry**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin Perkins and spouse, Nicole Davis** 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 the Westerly half of Lot No. 27 on the map of Sunset Park as of record in Book 332, page 132, Register's Office for said County.

Said part of Lot No. 27 fronts 50 feet on the southerly side of Sunset Place, formerly Turner Avenue, and runs back between parallel lines, 160.5 feet to a dead line.

Being the same property conveyed to Charles O. Terry and Dorothy E. Terry, Genevieve Terry and Charles P. Terry by deed from Marshall E. Terry and Charles C. Terry of record in Book 8525, page 409, Register's Office for said County. The said Charles O. Terry, Charles P. Terry and Genevieve Terry have since died, with Charles O. Terry and Charles P. Terry predeceasing Genevieve Terry. By Order to Sell Real Estate of record in Docket No. 6P634 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, recorded prior hereto and simultaneously herewith, Mark T. Webb, Administrator was ordered to sell subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 332 Page 132, said Register's Office.

This is improved property, known as: 2505 Sunset Pl, Nashville, Tennessee 37212

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 27th day of December, 2006.

Mark T. Webb, Administrator of the Estate of Genevieve Terry

By: Mark T Webb

Title: ADMINISTRATOR

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared Mark T. Webb with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Administator (or other officer authorized to execute this instrument) of **Mark T. Webb, Administrator of the Estate of Genevieve Terry**, the within named bargainor, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such Administrator.

Witness my hand and official seal, at office in Nashville, Tennessee this the 27th day of December, 2006.

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
My Commission Expires NOV. 24, 2007

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $255,000.00

Affiant

Sworn and subscribed before me this the 27th day of December, 2006.

Notary Public

My Commission Expires: 3/20/2010

DEBORAH H. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.