[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Douglas Demaree Perkins and JoAnn Lippe	New Owner	Map/Parcel
4317 Lindawood Drive		105-10-28500 105-10-28600
Nashville, TN		07-04-12944 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jean L. Byassee, a single person,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Douglas Demaree Perkins and wife, JoAnn Lippe,** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

See Attachment "A"

This conveyance is subject to the following:

1. All matters as shown on Plat in Plat Book 421, page 1; Plat Book 332, page 50; and Plat Book 57, page 167, Register's Office for Davidson County, Tennessee.

2. 2007 property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantee.

3. Covenants, Conditions, and Restrictions as set forth in Deed recorded in Book 4220, page 723; Book 4381, pager 854 and Book 4890, page 54, Register's Office for Davidson County, Tennessee.

The description is the same as the last Deed of record.

This is improved property commonly known as: 722-724 Benton Avenue, Nashville, TN 37204

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $593,500.00

Affiant

Subscribed and sworn to before me
this 10th day of May, 2007

My Commission Expires MY COMMISSION EXPIRES: September 19, 2009

Notary Public

JOHN NOTESTINE NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 05/11/07 11:04 4 pgs
Fees:23.00 Taxes:2195.95

20070511-0056747

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10th day of May, 2007.

Jean L. Byassee

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State and County aforesaid, **Jean L. Byassee,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 2007.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: ~~MY COMMISSION EXPIRES:~~ **September 19, 2009**

EXHIBIT A

TRACT I: (722 BENTON AVENUE)

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

BEGINNING AT AN IRON ROD SET AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF BENTON AVENUE AND THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 65;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 65 WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BENTON AVENUE, NORTH 83 DEG 19 MIN 17 SEC WEST, 123.22 FEET TO AN EXISTING IRON ROD, AT A CORNER COMMON WITH THE PROPERTY OF TIMOTHY B. SAUM & JEAN L. BYASSEE, AS OF RECORD IN INSTRUMENT NUMBER: 20021021-0128847, AND INSTRUMENT NUMBER: 20021021-0128846, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY OF BENTON AVENUE, WITH THE EASTERLY PROPERTY LINE OF TIMOTHY B. SAUM & JEAN L. BYASSEE, NORTH 08 DEG 22 MIN 32 SEC EAST, 168.33 FEET TO AN IRON ROD SET, IN THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 65;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 65, SOUTH 28 DEG 25 MIN 01 SEC EAST, 205.65 FEET TO THE POINT OF BEGINNING, CONTAINING 10,366 SQUARE FEET OR 0.238 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JEAN L. BYASSEE BY TENNESSEE QUITCLAIM DEED FROM JEAN L. BYASSEE, AS EXECUTOR FOR THE ESTATE OF TIMOTHY B. SAUM, THE LATE HUSBAND OF JEAN L. BYASSEE, RECORDED THE 15TH DAY OF NOVEMBER, 2006, IN INSTRUMENT NO. 20061115-0141749; BEING PART OF THE SAME PROPERTY CONVEYED TO JEAN L. BYASSEE, AN UNDIVIDED INTEREST AS TENANTS BY THE ENTIRETY BY TENNESSEE QUITCLAIM DEED FROM TIMOTHY B. SAUM, RECORDED THE 21ST DAY OF OCTOBER, 2002, IN INSTRUMENT NO. 20021021-0128846 AND WARRANTY DEED TO TIMOTHY B. SAUM FROM JEFFREY J. FRANKS AND WIFE, PAMELA M. AUBLE, RECORDED THE 19TH DAY OF MAY, 1995, IN BOOK 9676, PAGE 851, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II: (724 BENTON AVENUE)

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN EXISTING IRON ROD IN THE NORTHERLY RIGHT-OF-WAY LINE OF BENTON AVENUE, AT A CORNER COMMON WITH THE PROPERTY OF TIMOTHY B. SAUM & JEAN L. BYASSEE, AS OF RECORD IN INSTRUMENT NUMBER: 20021021-0128846, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID EXISTING IRON ROD BEING LOCATED NORTH 83 DEG 19 MIN 17 SEC WEST, 123.22 FEET FROM THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF BENTON AVENUE WITH THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 65;



THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BENTON AVENUE, NORTH 83 DEG 19 MIN 17 SEC WEST, 92.10 FEET TO AN EXISTING IRON PIPE, AT A CORNER COMMON WITH THE PROPERTY OF ALDEN HORTON, JR., & ELIZABETH D. HORTON, TRUSTEE, AS OF RECORD IN INSTRUMENT NUMBER: 20000630-0065098, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF BENTON AVENUE, WITH THE EASTERLY PROPERTY LINE OF ALDEN HORTON, JR., & ELIZABETH D. HORTON, TRUSTEE, NORTH 08 DEG 22 MIN 56 SEC EAST, 257.54 FEET TO AN IRON ROD SET IN THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 65;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 65, SOUTH 38 DEG 25 MIN 00 SEC EAST, 126.32 FEET TO AN IRON ROD SET, AT A CORNER COMMON WITH THE PROPERTY OF TIMOTHY B. SAUM & JEAN L. BYASSEE;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 65, WITH THE WESTERLY PROPERTY LINE TIMOTHY B. SAUM & JEAN L. BYASSEE, SOUTH 08 DEG 22 MIN 32 SEC WEST, 168.33 FEET TO THE POINT OF BEGINNING. CONTAINING 19,604 SQUARE FEET OR 0.450 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JEAN L. BYASSEE BY TENNESSEE QUITLCLAIM DEED FROM JEAN L. BYASSEE, AS EXECUTOR FOR THE ESTATE OF TIMOTHY B. SAUM, THE LATE HUSBAND OF JEAN L. BYASSEE, RECORDED THE 7TH DAY OF MARCH, 2007, IN INSTRUMENT NO. 20070307-0027942 AND TENNESSEE QUITCLAIM DEED TO JEAN L. BYASSEE FROM JEAN L. BYASSEE, AS EXECUTOR FOR THE ESTATE OF TIMOTHY B. SAUM, THE LATE HUSBAND OF JEAN L. BYASSEE, RECORDED THE 15TH DAY OF NOVEMBER, 2006, IN INSTRUMENT NO. 20061115-0141750; PART OF THE SAME PROPERTY CONVEYED TO JEAN L. BYASSEE, AN UNDIVIDED INTEREST AS TENANTS BY THE ENTIRETY BY TENNESSEE QUITCLAIM DEED FROM TIMOTHY B. SAUM, RECORDED THE 21ST DAY OF OCTOBER, 2002, IN INSTRUMENT NO. 20021021-0128847 AND WARRANTY DEED TO TIMOTHY B. SAUM, A SINGLE PERSON FROM JEFFERY J. FRANKS AND WIFE, PAMELA M. AUBLE, RECORDED THE 22ND DAY OF MAY, 1995, IN BOOK 9678, PAGE 177, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.