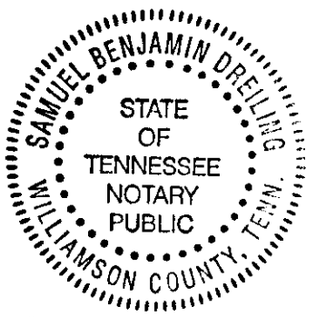
File No. 271000577

WARRANTY DEED



My Commission Expires JUNE 12, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Judy Ellen Perkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 6-12-2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/31/07 11:37 2 pgs
Fees:13.00 Taxes:370.00

20071031-0128332

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judy Ellen Perkins	NEW OWNER	114-00-0-032.00
(NAME) 7689 Old Charlotte Pike	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Frank Edward Perkins**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Judy Ellen Perkins**, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land in the 8th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an elm stump at the bridge, a point on the northerly margin of a private road, and running thence with the northerly margin of said road, westwardly 1986 feet to an elm tree; thence northwardly 1159 feet to a stone, a point in John Jordan's line; thence eastwardly 471 feet to a stone; thence southwardly with John Jordan's line 1082 feet to the beginning.

Being the same property conveyed to Frank Edward Perkins by Quitclaim Deed from Joe Robert Perkins and wife, Ernestine DeMoss Perkins of record in Instrument No. 20001002-0097328, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

The Plan of record in Metes and Bounds Register's Office for Davidson County, Tennessee.

Easement for Tennessee Electric Power Co. of record in Book 787, Page 80, Register's Office for Davidson County, Tennessee.

Easement for Ingress/Egress for Graveyard of record in Book 518, Page 366, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7689 Old Charlotte Pike, Nashville,, TN 37209
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 30th day of October, 2007.

Frank Edward Perkins

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Frank Edward Perkins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of October, 2007.

Commission expires: 6-12-2010

Notary Public

My Commission Expires JUNE 12, 2010

STATE OF TENNESSEE NOTARY PUBLIC SAMUEL BENJAMIN ORELLING WILLIAMSON COUNTY, TENN.

File Number: 271000577

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064