THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29265-12-2009** **Record & Return To:** ~~Windmill Title/~~ FIRST TITLE ~~201 Seaboard Lane~~ FTEC FILE 29265 ~~Franklin, TN 37067~~ File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $470,000.00. Affiant Subscribed and sworn to before me this 28th day of December, 2009. Notary Public My Commission Expires: 7-25-12

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Beverly Farr 5808 Vine Ridge Drive Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 103090090.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew Perkins and wife, Laura Tarumianz Perkins**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Beverly Farr** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5808 Vine Ridge Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of December, 2009.

Matthew Perkins

Laura Tarumianz Perkins

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Matthew Perkins and Laura Tarumianz Perkins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December, 2009.

Notary Public

My Commission Expires:

NICHOLAS S. AKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

BILL GARRETT, Davidson County
Trans:T20090087633 DEEDWARR
Recvd: 12/30/09 14:07 2 pgs
Fees:13.00 Taxes:1739.00

20091230-0118543

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Hillwood Estates, Section 6, as of record in Book 2133, Page 96, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Matthew A. Perkins and wife, Laura Tarumianz Perkins by Deed dated 8/31/2006 from Tara E. Cavazos and husband, Gary D. Vavzos of record in Instrument No. 20060911-0111953, Register's Office for Davidson County, Tennessee.

MATTHEW A. PERKINS AND MATTHEW PERKINS BEING ONE AND THE SAME PERSON.

This conveyance is made subject to:

1. 2009 County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 2133, Page 96, Register's Office for Davidson County, Tennessee.