This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 034040
PARCEL: 035.00
GROUP:

New Owners Address:
Timothy D. & Berdie D. Perkins
343 Cumberland Hills Drive
Madison, TN 37115

Send Tax Bills to:
Regions Bank dba Regions Mortgage
2050 Parkway Office Circle, RCN-6
Birmingham, AL 35244

WARRANTY DEED

THIS INDENTURE, made this 27th day of July, 2010 between

Kathy R. Ballinger and husband, Carl Ballinger

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Timothy D. Perkins and wife, Berdie D. Perkins

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 11th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No.1 on the plan of Phillips Ranch Subdivision as of record in Book 5060, Page 35, in the Register's Office of Davidson County, Tennessee, described according to a survey made June 25, 1976 by William C. Abbott, Jr., as follows:

BEGINNING at an existing concrete monument in the southerly margin of Cumberland Hills Drive, said monument further described as being the most northeasterly corner of Lot 36 on the plan of North Hill Estates, Section Four as of record in Book 3842, Page 229, Register's Office of Davidson County, Tennessee; thence leaving the southerly margin of Cumberland Hills Drive North 54 deg. 41 min. 50 sec. West a distance of 25.20 feet to a point in the centerline of Cumberland Hills Drive; thence North 53 deg. 19 min. 50 sec. West a distance of 25.14 feet to point, said point further described as being the most southeasterly corner of Lot 35 on the plan of the said North Hills Estates, Section Four; thence North 42 deg. 36 min. East a distance of 356.79 feet to a point; thence South 47 deg. 24 min. East a distance of 497.26 feet to a point in the right of way of the L & N Railroad; thence with the right-of-way of the L & N Railroad in a southwesterly direction with curve having a radius of 3,357.26 feet to the left, a distance of 226.91 feet to a point; thence leaving the right of way of the L & N Railroad North 57 deg. 47 min. 48 sec. West a distance of 40.96 feet to an existing iron pipe; thence South 59 deg. 42 min. 12 sec. West a distance of 82.18 feet to an existing iron pipe; thence North 54 deg.41 min 50 sec. West a distance of 338.82 feet to the point of beginning.

INCLUDED in the above description but expressly excluded therefrom is a 50 foot wide strip dedicated for road purposes, more particularly described as follows: BEGINNING at an existing concrete monument, said monument being the most northeasterly comer of Lot 36 on the plan of North Hill Estates, Section Four; thence North 54 deg. 41 min. 50 sec. West a distance of 25.20 feet to a point in the centerline of Cumberland Hills Drive; thence North 53 deg. 19 min. 50 sec. West a distance of 25.14 feet to a point, said point further described as being the most southeasterly point of Lot 35 on the said plan of North Hill Estates, Section Four; thence North 42 deg. 36 min. East a distance of 356.79 feet to a point; thence South 47 deg. 24 min. East a distance of 50.00 feet to a point; thence South 42 deg. 36 min. West a distance of 351.00 feet to the point of beginning.

BILL GARRETT, Davidson County
Trans:T20100046099 DEEDWARR
Recvd: 07/28/10 09:48 2 pgs
Fees:13.00 Taxes:1147.00
20100728-0059058

BEING the same property conveyed to Kathy R. Ballinger, a married person by Warranty Deed dated 3-31-2004 from Gwen Stidham, a single person, and being of record in Instrument Number 20040422-0045766, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2010 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Kathy R. Ballinger

Kathy R. Ballinger

Carl Ballinger

Carl Ballinger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kathy R. Ballinger and Carl Ballinger, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 27th day of July, 2010.

Karen B. Heavener

Notary Public

My Commission Expires: 11/7/11

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $310,000.00.

Kathy R. Ballinger

Affiant

Sworn to and subscribed before me, this 27th day of July, 2010.

Karen B. Heavener

Notary Public

My Commission Expires: 11/7/11

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY