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BILL GARRETT, Davidson County
Trans:T20120046335 DEEDWARR
Recvd: 06/22/12 12:51 3 pgs
Fees:18.00 Taxes:393.31
20120622-0054971

Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135

#975

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Nathein A. Perkins and wife, Shannon K. Perkins	FIRSTBANK 6131 Shallowford Road	Map 007-00-0-
8342 Old Springfield Pike	Ste 102	Parcel 097.00
Goodlettsville, TN 37072	Chattanooga, TN 37421	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 7149 Nolensville Road, Ste 3A, Nolensville, TN 37135

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, **Bobby Joe Hall and wife, Pamela Poteat,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Nathein A. Perkins and Shannon K. Perkins, husband and wife,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Bobby Joe Hall and wife, Pamela Poteat by warranty deed dated May 2, 2006 from Leonard E. Gamble and wife, Naomi Gamble of record in Instrument No. 20060504-0051735, said Register's Office.

This instrument is executed on behalf of Bobby Joe Hall and Pamela Poteat by Robert Notestine as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20120622-0054970 _____, said Register's Office for Davidson.

This is the same legal description as in previous deed of record.

This conveyance is subject to the following:

1. **2012 Taxes, a lien not yet due and payable and assumed by Grantees.**
2. **Easement for Right of Way and Utility Usage of record in Book 7652, page 998, said Register's Office.**
3. **Easement for the flow of water thru an unnamed ditch.**
4. **Any and all matters appearing of record in Plat Book 10, page 57, said Register's Office.**

This is improved property commonly known as **8342 Old Springfield Pike, Goodlettsville, TN 37072.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $106,300.00.

Affiant

Subscribed and sworn to before me this
15th day of **June, 2012.**

Notary public:
My Commission Expires: 01/13/2015

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 Grantors do covenant with the said Grantees that the Grantors are 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 Grantors do further covenant and bind themselves, their 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 Grantors have caused this Deed to be executed this 15th day of May, 2012.

Bobby Joe Hall by Robert Notestine, Attorney-in-Fact

Pamela Poteat, by Robert Notestine, Attorney-in-Fact

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Notestine**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged HE executed the within instrument for the therein contained and who further acknowledged that HE is the Attorney-In-Fact for **Bobby Joe Hall and Pamela Poteat** and that HE is authorized by THEM to execute this instrument on ~~HIS~~ THEIR behalf.

WITNESS my hand and official seal at Nolensville, Tennessee, this 15th, June, 2012.

Notary Public
My Commission Expires: 01/13/2015

EXHIBIT "A"

Land in Davidson County, Tennessee, and more particularly described according to a survey by Wayne A. Cooper, Surveyor, dated January 28, 1967, as follows:

BEGINNING at a point in the Westerly side of Highway 41E at an iron pin and in corner with other L.E. Gamble property; thence South 49 deg. 0' West 157.35 feet to an iron pin in corner with James N. Gamble; thence North 40 deg. 39' West 158.60 feet to an iron pin in a ditch flow; thence following said ditch flow in line with Luten's Methodist Church North 50 deg. 8' East 135.10 feet to an iron pin in the margin of said highway; thence with said highway 41-E, South 49 deg. 50' East 154.40 feet to the point of beginning, containing 0.52 acres, more or less.

INCLUDED in this conveyance are those rights in and to that certain Right of Way and Utility Usage of record in Book 7652, page 998, said Register's Office.