MAIL TO: JIM STEVENS, ATTORNEY
3937 GALLATIN RD. NASHVILLE, TENN.

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Joe D. Berry and wife
Christine D. Berry

TO

Joe Posey and wife Patricia A. Posey

For draftsman's use

This Instrument Was Prepared By:

Henry K. Buckner, Jr., Atty.
3937 Gallatin Road
Nashville, Tennessee 37216

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Posey (NAME)	Joe Posey (NAME)	71-14
1321 McChesney Ave (STREET ADDRESS OR ROUTE NUMBER)	1321 McChesney Ave (STREET ADDRESS)	66
Nashville Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP)	PW

(FOR REGISTER'S USE)

IDENTIF. REFERENCE
JAN 16 3 10 PM '76
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

D32440

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ [illegible] Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 19 76.

Notary Public

MY COMMISSION EXPIRES: Sept 12, 1976

(AFFIX SEAL)

For and in Consideration of the sum of $10.00

Ten and----------No/100 DOLLARS

Cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged and for the remainder of which Joe Posey and wife Patricia A. Posey hereby assumes and agrees to pay the unpaid balances of two (2) mortgages:

No.1 - Deed of Trust Note in the origional amount of $9500.00, payable to M.H.Webb, as of record in Book 4738, Page 499, Register's Office for Davidson County, Tennessee

No.2 - Deed of Trust Note payable to Commerce Union Bank of Nashville, Tenn., as of record in Book_____, page_____, Register's Office for Davidson County, Tennessee, in the origional amount of $6036.00, Acct. # 367824.

1975 Taxes to be paid by buyer

JAN16	CONV	13,000.00			
JAN16	S'TAX		B*	33.80	
JAN16	PR'FEE		B*	.50	
JAN16	W'DEED		B*	6.00	* 40.30

wife Christine D. Berry

I, Joe D. Berry and have bargained and sold, and by these presents do transfer and convey unto the said

Joe Posey and wife Patricia A. Posey

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Two Tracts of land in the 12th., formerly the 17th. Civil District of Davidson County, Tennessee, described as follows:

Tract No.1: Beginning at an iron spike in the center of Whites Creek Pike at the southwest corner of Lot. No.2 of the Gibson Lands, a plan of which is of

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record in Minute Book "P", page 679, of the office of the County Clerk for said County, and being J.C.Willis' southwest corner; thence along the west line of Lot No.2 of Said Gibson land, and along an old fence line, north 3½° east 175.9 feet to a stake in said fence line; thence at right angles north 86½° west 43.2 feet to an iron pin which is 9.5 feet east of old fence line; thence south 12° 12' west, passing the southwest corner of a porch of a house located on the property in question parallel to said old fence line and 9.5 feet east of the same, 142 feet to an iron spike in the center line of Whites Creek Pike, said spike being 11 feet east of the southeast corner of the Mary A. Blanchard lot; thence with the center line of said spike, southeasterly 64 feet to the point of beginning.
Being the same property conveyed to Joe Berry by deed from William C.Lesley and wife, Jean Lesley as of record in Book 4738, page 495, R.O.D.C., Tennessee.

Tract No.2 : Land situated and lying the 12th., formerly the 17th., Civil District of Davidson County, Tennessee, and bounded as follows: On the south by the whites Creek Turnpike, on the west by james binder, on the east by James M.Willis and running back north to an alley.

Being the same property conveyed to Joe Berry by deed from M.H.Webb and wife, as of record in Book 4738, Page 497, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 1205 Whites Creek Pk. Nashville Tenn. 37207
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joe Posey and wife Patricia A.Posey their heirs and assigns, forever.

And we do covenant with the said Joe Posey and wife Patricia A.Posey 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. except as herein above stated

And we, Joe D.Berry and wife Christine D. Berry do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Joe Posey and wife Patricia A.POsey their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 16th day of Jan, 19 74, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joe D. Berry
Christine D. Berry

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STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Edna Earle Carney, a Notary Public in and for said County and State, the within named Joe D. Berry and wife Christine D. Berry

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of January, 1976

Edna Earle Carney, Notary Public

Commission Expires

STATE OF Tennessee
County of Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19.

, Notary Public

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19.

, Notary Public.

Commission expires .