Prepared by:
BARKSDALE, WHALLEY, GILBERT & FRANK
Seventh Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 4989 PAGE 294

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Berry, Jr., et ux, Betty Berry	Kimbrough-Kavanaugh & Assoc.	27 W 16265
(NAME:)	(NAME:)	
2115 Early Avenue	404 James Robertson Parkway	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of purchasers transferring to seller a 1974 pick-up truck and purchasers assuming seller's indebtedness in ~~DOLLARS~~ the amount of $8,467.04 to Kimbrough-Kavanaugh & Assoc.

JAN 19-	CONV	12,667.04			
JAN 19-	STAX		B*	33.02	
JAN 19-	PUBFEE		B*	.50	
JAN 19-	WDEED		B*	8.00	* 41.52

Helen F. Thrower (a widow) has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Chris Berry, Jr., and wife, Betty Berry, their ~~heirs~~ *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being parts of Lots Nos. 35 and 36, on the Plat of Pontotoc Subdivision, as of record in Book 547, page 113, Register's Office for Davidson County, Tennessee.

Beginning at the northwest corner of Early Avenue and Porter Road; thence with the northerly margin of Early Avenue, westwardly 44 feet to a point 15.5 feet west of the corner of Lots Nos. 35 and 36; thence northwardly 160 feet, more or less, to the line between lots Nos. 27 and 36 at a point 5 feet 3 inches east of the corner of lots Nos. 26, 27, 35, and 36; thence with the line between lots Nos. 27 and 28 and Lot No. 36, eastwardly 79 feet to the westerly margin of the Porter Road; thence with said Road, southwardly 166 feet 8 inches to the beginning.

Being the same property conveyed to Helen F. Thrower by deed from Helen W. Crocker of record in Book 4467, page 792, Register's Office for Davidson County, Tennessee.

Said property is subject to a Deed of Trust of record in Book 4467, page 794, Register's Office for Davidson County, Tennessee. Grantees hereby agree to assume the indebtedness evidenced by said Deed of

(Continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $12,667.04

Affiant

Subscribed and sworn to before me, this the 14th day of January, 19 76.

Notary Public

My commission expires: 3-25-79 (Affix Seal)

Trust and further agree to indemnify and hold harmless the grantor from any expenses incurred as the result of any default by grantees, including a reasonable attorney fee.

This is unimproved ( ) improved (X) property, known as 2115 Early Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Chris Berry, Jr., and wife, Betty Berry, their *heirs and assigns, forever.*

And I *do covenant with the said* Chris Berry and wife, Betty Berry *that* I *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as listed herein.

And Helen F. Thrower does ~~xx~~ *further covenant and bind* herself and her *heirs and representatives, to warrant and forever defend the title to the said land to the said* Chris Berry, Jr., and wife, Betty Berry, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 14th *day of* January, *19*76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Helen F. Thrower
HELEN F. THROWER (A Widow)

Chris C. Berry Jr.
CHRIS BERRY, JR.

Betty Berry
BETTY BERRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nancy EDWARDS, a Notary Public in and for said County and State, the within named Helen F. Thrower, Chris Berry, Jr., and Betty Berry,

the bargainor s, 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 14th day of January, 19 76.

Nancy Edwards, Notary Public.

Commission Expires 2/5/79

NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF
COUNTY OF

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.....

WARRANTY DEED

FROM

HELEN F. THROWER (A Widow)

TO

CHRIS BERRY, JR., and Wife,

BETTY BERRY

D 3 2 5 0 6

JAN 19 9 27 AM '76

FELIX Z. HILL, JR., REGISTER
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

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Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238