THIS INSTRUMENT PREPARED BY: HOMER R. AYERS, ATTORNEY
223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

BOOK 5097 PAGE 885

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
N. CLAY BERGER, et ux (NAME)	SAME (NAME)	
506 West Due West Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	18-16
Madison, Tenn. 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	19 Part

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- *Dollars,*
cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of a deed of trust and deed of trust note, dated April 5, 1974, in the original principal amount of $3,836.78, of record in Book 4803, page 362, Register's Office for Davidson County, Tennessee.

We, FRAN P. TINNIN AND WIFE, JUDY TINNIN, hereinafter called the Grantors, *have this day bargained and sold, and do hereby transfer and convey unto the said* N. CLAY BERGER AND WIFE, MARTHA T. BERGER, hereinafter called the Grantees, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A lot or parcel of land in the 10th Civil District of Davidson County, Tennessee, within the corporate limits of the City of Goodlettsville, beginning at an iron pin in the northerly margin of Dorris Drive, said pin being 20 feet at a right angle from the center line of said drive and 200 feet westerly with said margin of said drive from the westerly right of way margin of U. S. Highway 31-W, a corner to the property of Dorris and Swift and the southeasterly corner of this land; thence with said margin of said drive, South 79° 15' West 63.4 feet to an iron pin, a corner to Mrs. Edna Cora Williams; thence with the line of said Mrs. Williams, North 16° 00' West 141.5 feet to a 15-inch permosa tree and South 82° 00' West 210.8 feet to an iron pin, a corner to said Mrs. Williams in the line of William Smith; thence with the line of said Smith, North 15° 00' West 268.5 feet to a corner post, a corner to said Smith; thence with a fence line, North 84° 00' East 226 feet to an iron pin, a corner to aforesaid Dorris and Smith; thence with the line of said Dorris and Smith, South 22° 30' East 386 feet to the beginning, containing 1.53 acres, more or less, according to a survey by John R. Alley, surveyor, dated October 17, 1969.

Being the same property conveyed to Fran P. Tinnin and wife, Judy Tinnin, by deed from Edna Cora Williams and Maranda Williams Wright of record in Book 4391, Page 559, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3,000.00

Subscribed and sworn to before me, this the 11th day of Dec. 19 76

Affiant N. Clay Berger

My commission expires: 9-12-78 (Affix Seal)

Notary Public Judy P Adkins

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: ..... City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 11th *day of* Dec., 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.*

Fran P Tinnin

Judi Tinnin

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRAN P. TINNIN AND WIFE, JUDY TINNIN,

the within named bargainors, 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 Goodlettsville, Tennessee, this 11th day of Dec., 19 76.

Judy P Adkins
Notary Public

Commission expires 9-12-78

NOTARY PUBLIC DAVIDSON COUNTY

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.....

DEC 17 76 CONV *3,000.00
DEC 17 76 S'TAX B* 7.80
DEC 17 76 PR'FEE B* .50
DEC 17 76 W'DEED B* 4.00 * 12.30

WARRANTY DEED

FROM

FRAN P. TINNIN, ET UX

TO

N. CLAY BERGER, ET UX

D 81688

IDENTIF. REFERENCE

DEC 17 1 56 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115