BOOK 5102 PAGE 532

THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Danny Berry and wife,	National Mortgage Company	128-14
Deborah Berry 313 Cross Timbers	(NAME) 4041 Knight Arnold Road	34
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Memphis, Tenn. 38118	9D-4831
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged and the agreement by Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 4633, page 813, Register's Office of Davidson County.

I, Clifton O. Goodlett, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said Danny Berry and wife, Deborah Berry, their

(successors), *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 99 on the Plan of Harpeth Park, Section II, as of record in Book 3700, page 58.

Said Lot No. 99 fronts 86.0 feet on the southwesterly margin of Cross Timbers Drive and extends back 208.53 feet on the northwesterly line and 220.18 feet on the southeasterly line to a line in the rear measuring 86.78 feet thereon.

Being the same property conveyed to Clifton O. Goodlett, by deed from Glenn Allen Oldham and wife, Karen A. Oldham, recorded in Book 4972, page 829, Register's Office for said County.

This conveyance is made subject to the following encumbrances:
(1) 1977 taxes to be prorated and assumed by Grantees.
(2) Ten-foot easement for public utilities along the rear line of premises, 30-foot building set-back line from Cross Timbers, and conditions of owner's certificate as shown on Plan of record in Book 3700, page 58, Register's Office for Davidson County, Tennessee.
(3) Restrictive covenants contained in an instrument of record in Book 3990, page 68, Register's Office for Davidson County, Tennessee. (cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,344.58

Subscribed and sworn to before me, this the 3rd day of January, 1977

Affiant

My commission expires: 4/24/80 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 313 Cross Timbers Drive, Nashville, Tennessee
(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 Danny Berry and wife, Deborah Berry, their

(successors), *heirs and assigns forever.* I *covenant that* I am *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 noted above

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Danny Berry and wife, Deborah Berry, their

(successors), *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 3rd *day of* January, 1977 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clifton O Goodlett

Clifton O. Goodlett

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, a Notary Public in and for said County and State, Clifton O. Goodlett

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

Witness my hand and official seal at Nashville this 3rd day of January, 19 77.

Mary Ensley Notary Public

Commission expires 4/21/80

MARY ENSLEY NOTARY PUBLIC AT LARGE TENNESSEE

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 .....

(cont.)

(4) Deed of Trust of record in Book 4633, page 813, Register's Office of Davidson County.

JAN-77	CONV	40,344.58			
JAN-77	S'TAX		B*	104.78	
JAN-77	PR'FEE		B*	.50	
JAN-77	W'DEED		B*	4.00	* 109.28

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
Clifton O. Goodlett
TO
Danny Berry and wife,
Deborah Berry

D 8 3 6 4 7

IDENTIFICATION REFERENCE

JAN 4 12 21 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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