This instrument was prepared by Milton W. Smith, Attorney at Law, 3815 Cleghorn Avenue, Nashville, Tennessee. 37215.

BOOK 5106 PAGE 53

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Don Wayne Berry and wife, ~~Camille Walker Berry~~ (NAME)	SAME (NAME)	Map 117-2 Parcel 195
		Unit 7-A
2918-22nd Avenue South Nashville, Tenn. 37215. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Wellesley Trace
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------

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

cash in hand paid by the said Grantees, hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Dudley Warner and Associates, Inc., a Tennessee Corporation, hereinafter called Grantor

have this day bargained and sold, and do hereby transfer and convey unto the said

Don Wayne Berry and wife, Camille Walker Berry, hereinafter called Grantees, their

~~successors~~ *heirs and assigns,*

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

(SEE ATTACHED LEGAL DESCRIPTION)

JAN 17 F	CONV	56,500.00		
JAN 17 F	S'TAX		B* 146.90	
JAN 17 F	PR'FEE		B* .50	
JAN 17 F	W'DEED		B* 6.00	* 153.40

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 56,500.00

Subscribed and sworn to before me, this the 7th day of January 19 77

Affiant

My commission expires: Nov 26, 1979 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2918-22nd Avenue South, Nashville, Tenn. 37215.
(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. It *covenant that* it is *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 stated in the attached legal description.

It *further covenant and bind* itself, its *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 Its *hand this* 7th *day of* January, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dudley Warner and Associates, Inc.

By: Dudley Warner, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5106 PAGE 54

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

.....

the within named 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.....Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in Nashville, Tennessee.
this 7th *day of* January, *19* 77

Milton W. Smith Jr. *Notary Public*

Commission expires Nov 26, 1979

WARRANTY DEED

FROM
Dudley Warner and Associates, Inc.

TO
Don Wayne Berry and wife,
Camille Walker Berry

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

"LEGAL DESCRIPTION"

Unit 7-A on the Plan of Wellesley Trace, Section I, of record in Book 4955, page 24, said Register's Office, together with the appurtenant interest in the common and limited common areas as shown on said plan and as set out in the Master Deed and By-Laws of Wellesley Trace Home Owners Association, Inc. of record in Book 5054, pages 633 and 649, said Register's Office. Said Unit No. 7-A is described as follows.....

BEGINNING at the point, said point being the common corner between Units 7A and 7B, also being a fence marking the most easterly portion of the two carports; thence, S 02° 29' 00", W, 19.00 feet to the most southeasterly corner of the concrete carport; thence, N 87° 04' 00" W, 21.00 feet to the most southwesterly corner of said carport and common line of said carport and concrete patio; thence, along said patio, S 02° 29' 00" W, 3.2 feet to the most southwesterly corner of said patio; thence, N 87° 04' 00" W, 16.00 feet to a point on aforementioned condominium unit; thence, along said unit wall, S 02° 29' 00" W, 11.2 feet to the most southeasterly corner of said unit; thence, along said unit wall, N 87° 04' 00" W, 32.3 feet to the most southwesterly corner of said unit; thence, N 02° 29' 00" E, 14.9 feet to a point; thence, N 87° 04' 00" W, 1.2 feet; thence, N 02° 29' 00" E, 19.5 feet to a point being the most northwesterly corner of said unit; thence, S 87° 04' 00" E, 3.2 feet to the common corner between condominium units 7A and 7B; thence along the line splitting the two units, S 87° 04' 00" E, 68.45 feet to the point if beginning.

Being part of the same property conveyed to Dudley Warner and wife, Beth G. Warner by deed from Dudley Warner and James S. F. Boyd of record in Book 4927, page 347, Register's Office for Davidson County, Tennessee and part of the same property conveyed to Dudley Warner and Associates, Inc., by deed of record in Book 5063, page 591, said Register's Office.

This conveyance is expressly subject to the terms, covenants, conditions, easements and rights established by the Master Deed and By-Laws of Wellesley Trace Home Owners Association, Inc., of record in Book 5054, pages 633 and 649, said Register's Office; and to the setback lines, easements and other limitations as shown on the Plan of record in Book 4955, page 24, said Register's Office.

T DIFFERENCE

JAN 17 9 52 AM '77

REGISTER

D85306