This instrument was prepared by : Don Price
P.O. Box 8440
Nashville, Tennessee 37207

BOOK 5149 PAGE 68

WARRANTY DEED

Nashville

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret B. Berry (NAME:)	Same (NAME:)	Map 81-15
1504 16th Ave. North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 283
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	mp

For and in Consideration of the sum of Two Thousand dollars and 00/100--------

DOLLARS

MAY19	CONV	*2,000.00			
MAY19	S'TAX		B*	5.20	
MAY19	PR'FEE		B*	.50	
MAY19	W'DEED		B*	6.00	* 11.70

Bessie Lucas, a single woman

have bargained and sold, and by these presents do transfer and convey unto Margaret B. Berry, a single woman *the said* her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A certain tract or parcel of land in Davidson County, Tennessee and described as follows: Being the south 23' of the north ½ lot # 313 on the plan of McGavock Wetmore, et al 2nd addition, called the Town of McGavock as of record in Book 21 page 41 R.O.D.C. Said part of said lot fronts 23 feet to the easterly side of 16th Ave. North and runs back 130' on the south line and 125' on the north line to an alley measuring 23' thereon.
Being the same property conveyed to Louis Komisar by deed from William Hofstetter, Trustee as of record in Book 3643 page 637 and by deed from Earl Bass of record in Book 3647 page 210 R.O.D.C.

Also being the same property conveyed from Louis Komisar and wife Bobbye Komisar to Bessie Lucas as recorded in Book 4281 page 681 on October 14, 1968 R.O.D.C. Tennessee.

IDENTIFICATION REFERENCE

MAY 19 11 28 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

504566

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2,000.00

Affiant

Subscribed and sworn to before me, this the 5 day of May 19 77

Notary Public

My commission expires: 2-14-79
(Affix Seal)

unimproved (X)
This is improved ( ) property, known as 1504 16th Ave. North, Nashville, Tennessee Davidson County
(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 Bessie Lucas, a single woman *her heirs and assigns, forever.*

And do covenant with the said Margaret B. Berry, a single woman *that she is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Bessie Lucas, single woman *do further covenant and bind her heirs and representatives, to warrant and forever defend the title to the said land to the said* Margaret B. Berry, a single woman *her heirs and assigns against the lawful claims of all persons whomsoever.*

Witness her hand this 5th *day of* May, *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.*

X Bessie Lucas

RETURN TO:
JIM WALTER HOMES, INC.
P. O. BOX 22601
TAMPA, FLORIDA 33622

STATE OF TENNESSEE
COUNTY OF DAVIDSON

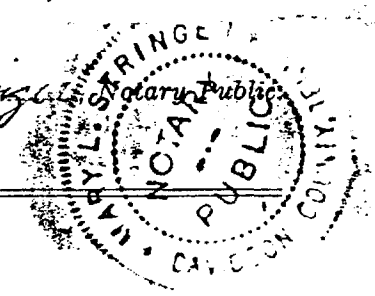
Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* Bessie Lucas, a single woman

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

Witness my hand and official seal at Nashville, *Tennessee, this* 5th *day of* May, *19* 77.

Mary L Stringer *Notary Public*

Commission Expires 2-14-79.



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.....