FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,938.16
~~$43,590.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 1978.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William R. & Helen H. Berry | First Federal Savings & Loan Assn. | 136-7-126 |
| (NAME) | (NAME) | |
| 113 Clearlake Drive E. | 236 4th Avenue North | 2D-60704 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tn. 37217 | Nashville, Tn. 37219 | |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James S. Nelson and wife, Martina W. Nelson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William R. Berry and wife, Helen H. Berry

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 193 on the Plan of Priest Lake Park, Section 4, as of record in Book 4460, page 15, 16 and 17, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James S. Nelson and wife, Martha W. Nelson by deed from Thomas M. Noah and wife, Ann L. Noah of record in Book 5135, page 225, Register's Office for Davidson County, Tennessee.

Martha W. Nelson and wife, Martine W. Nelson are one and the same person

GRANTEES hereby assume and agree to pay the mortgage held by First Federal Savings and Loan Assn. of record in Book 5135, page 227. said Register's Office. Escrow account and insurance to be transferred to Grantees.

THIS conveyance subject to Restrictive Covenants of record in Book 4505, page 774: such easements and setback lines of record in Book 4460, pages 15, 16 and 17, said Register's Office.

unimproved ( ) This is improved (X) property, known as 113 Clearlake Drive Nashville, Tn. 37217
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15 day of August, 19 78

James S. Nelson

Martina W. Nelson
Martine W. Nelson

BOOK 5325 PAGE 480

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James S. Nelson and Martina W. Nelson

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 15th day of August 1978

Commission expires Aug 4 1979

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

E 82983

WARRANTY DEED

FROM James S. Nelson and wife,

TO Martina W. Nelson

William R. Berry and wife,

Helen H. Berry

IDENTIF. REFERENCE

AUG 16 8 07 AM '78

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| AUG 16 78 | CONV | 51,938.10 | | | |
| AUG 16 78 | S'TAX | | B* | 134.94 | |
| AUG 16 78 | PR'FEE | | B* | .50 | |
| AUG 16 78 | W'DEED | | B* | 4.00 | * 139.44 |