25' 9 [illegible] CHECK

BOOK 5545 PAGE 245

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____

$28,000.00 William T. West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 19 79

[illegible]
Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TITLE ESCROW, INC. (NAME) 311 Plus Park Blvd, Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Berry Hill Productions, Inc. (NAME)	Same (NAME)	118-7-43
2019 S. Hacienda Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BH-03860
Hacienda Heights, Ca. 91745 (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, White and Jennings Properties, a partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Berry Hill Productions, Inc,, a California corporation

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. 16 of Block "C" on the Plan of Berry Hill Gardens Subdivision, as of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.

SAID Lot No. 16 fronts 60 feet on the easterly side of Azalea Place and runs back 159.3 feet on the northerly line and 147.3 feet on the southerly line to a dead line, measuring 70 feet thereon.

BEING the same property conveyed to White and Jennings Properties, a partnership composed of William Thomas Jennings and Maudie B. White by Quitclaim Deed from William Thomas Jennings and Maudie B. White, as joint tenants. The said Maudie B. White having since died. Said Quitclaim Deed is recorded in Book 5032, page 972. Register's Office for Davidson County, Tennessee.

THIS conveyance subject to such restrictive covenants, easements and setback lines of record in Book 1130, page 36, said Register's Office.

Property conveyed in "As Is" Condition

This is unimproved ( ) improved (XX) property, known as 2808 Azalea Place (House Number) (Street) Nashville, Tn. (P. O. Address) (City or Town) 37204 (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 my hand this 14th day of December, 19 79

William Thomas Jennings, President
White & Jennings Properties

William Thomas Jennings, Executor of
of Estate of Maudie B. White

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Thomas Jennings, Executor of the estate of Maudie B. White

the 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, Tennessee, this 14th day of December 19 79

Commission expires 7/19/81

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William Thomas Jennings with whom I am personally acquainted and who upon (his oath) (himself) acknowledged (himself) to be the PRESIDENT and respectively of the White & Jennings Properties Partnership the within named bargainor, a corporation, and that (he) as such President and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation (partnership) by the said William Thomas Jennings as such President as such

Witness my hand and official seal at office at Nashville on this the 14th day of December, 19 79

My commission expires 7/19/81

Notary Public

WARRANTY DEED

FROM White & Jennings Properties, a partnership

TO Berry Hill Productions, Inc.

F 68619

IDENTIF. REFERENCE

DEC 18 1 35 PM '79

REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			28000.00- CO	
			72.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	79.30-
2559	A	12/18/79	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F68619

IDENTIFICATION REFERENCE

DEC 18 1 35 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 732231