#3427

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6366 PAGE 223

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. Robert Berry (NAME)	The Kissell Company (NAME)	133-2
238 Antioch Pike (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	120
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	6DA-28192

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, ROBERT E. FEINSTEIN and wife PATRICIA REAGAN FEINSTEIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT BERRY and wife DONNA M. BERRY

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

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Plan of Hinchey-Petway's Subdivision of record in Minute Book "I", page 442, of the Chancery Court at Nashville and being Lot No. 6 on the Map of A. C. Roth's unrecorded subdivision and described according to a survey thereof made by Z. J. Wilkinson, Surveyor, August 8, 1941, as follows:

Beginning at a point in the north margin of the Antioch Pike 250 feet west of the intersection of Wingate Avenue and the Antioch Pike; thence west with the north margin of the Antioch Pike 50 feet to the southeast corner of Lot No. 7 of said unrecorded plan; thence north 166.6 feet to a point, the northeast corner of said Lot No. 7; thence east 50 feet to a point the northwest corner of Lot No. 5 of said unrecorded plan; thence south 167.5 feet to the point of beginning.

Being the same property conveyed to Ronald K. Feinstein unmarried and Robert E. Feinstein, unmarried, by deed from Evie L. Griggs, unmarried, of record in Book 5695, page 454, said Register's Office, said Ronald K. Feinstein, having conveyed his interest to Robert E. Feinstein and wife, Patricia Reagan Feinstein by quitclaim deed of record in Book 6214, page 267, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes which have been prorated and assumed by the Buyers; and (2) Easement of record in Book 5695, page 354, said Register's Office.

As part of the consideration for this transfer, the grantees herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated December 29, 1980, in the original principal sum of $32,700.00, payable to The Kissell Company in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5695, page 457, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 238 Antioch Pike Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 21st day of August, 1984

Robert E. Feinstein
ROBERT E. FEINSTEIN

Patricia Reagan Feinstein
PATRICIA REAGAN FEINSTEIN

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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 ROBERT E. FEINSTEIN and wife PATRICIA REAGAN FEINSTEIN 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 21st day of August, 1984.

My commission expires 4-19-87 Notary Public Helen D. Scott

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

I 45076

IDENTIFICATION REFERENCE

AUG 23 3 09 PM '84

FELIX A. MILLSOTT REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

Robert Berry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 1984.

MY COMMISSION EXPIRES: 4-19-87 (AFFIX SEAL)

Helen D. Scott
Notary Public

WARRANTY DEED

FROM

ROBERT E. FEINSTEIN and wife,

PATRICIA REAGAN FEINSTEIN

TO

ROBERT BERRY and wife,

DONNA M. BERRY

Return To:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926
File Box #38

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6366 PAGE 225

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

46000.00- CAMT.
119.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 126.10-
4696A08/23/84 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 5 0 7 6

IDENTIF. REFERENCE

AUG 23 3 09 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0063401