File 44

BOOK 6962 PAGE 140

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Douglas Berry
Affiant

Subscribed and sworn to before me, this 27th day of August, 1986.

Julia C. Hunt
Notary Public

My Commission expires: 11-12-89

36262

IDENTIFICATION

FILED & RECORDED
AUG 28 10 19 AM '86
DAVIDSON COUNTY, TN

Address new owners as follows:

Douglas Berry, et ux
3826 Whitland Avenue
Nashville, TN 37205

Send Tax Bills to:

Citizens and Southern Mortgage Company
P.O. Box 656
Tucker, GA 30085-0656

Map-Parcel Numbers

103-16
97

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, VICTORIA P. SAYLE, formerly VICTORIA P. BRACKMAN, hereinafter called the Grantor, acting both in my own individual capacity and acting as Guardian for and on behalf of my minor children, ANNE W. BRACKMAN and HENRY DILLON BRACKMAN, with full power to execute this deed on their behalf pursuant to Order of the Probate Court for Davidson County, Tennessee, dated August 27, 1986, case number 73633, have bargained and sold, and by these presents do transfer and convey unto DOUGLAS BERRY AND WIFE, RAY SMITH BERRY, hereinafter called the Grantees, their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the westerly sixty (60) feet of the easterly eighty-five (85) feet of Lot 10 in Block "D" in the Plan of Whitland Realty Co., which plan is of record in Book 332, page 141, Register's Office for said County.
>
> Said part of Lot 10 fronts sixty (60) feet on the northerly side of Whitland Avenue, formerly Bowling Avenue, and extends back northerly between parallel lines two hundred (200) feet, more or less, to a dead line and the point where the westerly boundary of the property herein conveyed intersects with Whitland Avenue and is one hundred eighty-three (183) feet, more or less, east of Bosley Avenue.
>
> Being the same property conveyed to Henry J. Brackman and wife, Victoria P. Brackman, by deed from Andrey Batson, unmarried, of

record in Book 5048, page 347, said Register's Office; being the same property in which a one-half undivided interest was vested in Victoria P. Brackman by Final Decree of record in Minute Book 290, page 2218, Circuit Court Clerk's Office for said County; and being the same property in which a one-half undivided interest was conveyed to Victoria P. Brackman, Anne W. Brackman and Henry Dillon Brackman, as joint tenants, by quitclaim deed from Sandra Jones, Trustee, of record in Book 6133, page 375, said Register's Office. By Order of the Probate Court for Davidson County, Tennessee, dated August 27, 1986, case number 78633, Victoria P. Sayle, formerly Victoria P. Brackman, was appointed Guardian of the minors, Anne W. Brackman and Henry Dillon Brackman, and was empowered to execute this deed on behalf of said minors.

This conveyance is made subject to 1986 taxes, which have been prorated and assumed by Grantees.

This is improved property, known as 3826 Whitland Avenue, Nashville, Tennessee 37205.

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 Victoria P. Sayle, Anne W. Brackman, and Henry Dillon Brackman 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 assigns, 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.

Victoria P. Sayle is one and the same person as Victoria P. Brackman.

Robert J. Sayle, the husband of Victoria P. Sayle, joins in this deed for the purpose of conveying, and does hereby convey to the Grantees, any and all interest he may have in the subject property.

WITNESS our hands this 20 day of August, 1986.

Victoria P. Sayle

Victoria P. Sayle,
Guardian for Anne W. Brackman

Victoria P. Sayle,
Guardian for Henry Dillon Brackman

Robert J. Sayle

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 Victoria P. Sayle, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 1986.

Julia C. Hunt
Notary Public

My Commission Expires: 11-12-89

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 Victoria P. Sayle, Guardian for Anne W. Brackman, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 1986.

Julia C. Hunt
Notary Public

My Commission Expires: 11-12-89

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 Victoria P. Sayle, Guardian for Henry Dillon Brackman, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 1986.

Julia C. Hunt
Notary Public

My Commission Expires: 11-12-89

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 J. Sayle, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 1986.

Julia C. Hunt
Notary Public

My Commission Expires: 11-12-89

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

125000.00- CAMT
350.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 359.50-
5396A08/28/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36262

IDENTIFICATION REFERENCE

Aug 28 10 19 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 288356