File Box 44

BOOK 7261 PAGE 556

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 $335,000.00.

Margot Kepper Berry
Affiant

Subscribed and sworn to before me, this 8th day of June, 1987.

Carolyn N. Prater
Notary Public

My Commission expires: 3-11-90

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Margot Kepper Berry 4419 Iroquois Avenue Nashville, Tennessee 37205	Margot Kepper Berry ~~SAME~~ P.O. Box 907591 Gainesville GA 30501	130-2-165 BM 08055

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, CLARK R. GREGG AND WIFE, SUSAN B. GREGG, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARGOT KEPPER BERRY, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 13.16 feet of Lot No. 3 and the westerly part of Lot No. 4 on the plan of the Subdivision of Lots Nos. 11 and 46 and parts of Lots Nos. 10, 44-B, 45 and 47 in Belle Meade Plan No. 2, as of record in Book 421, page 55, Register's Office for said County, and also part of Lot No. 47 on the plan of Belle Meade Subdivision No. 2, as of record in Book 421, page 51, Register's Office for said County, described according to a survey made by S. R. Sanford, Jr., Surveyor, November 22, 1947, as follows:

BEGINNING on the southerly margin of Iroquois Place at a point 13.16 feet west of the corner of Lots Nos. 3 and 4, being 500 feet east of the easterly margin of Belle Meade Boulevard; thence southwardly and parallel with the line between Lots Nos. 3 and 4, 217 feet to an old iron pin; thence eastwardly 112.32 feet to a post; thence northwardly 181.4 feet to the intersection of the westerly line of the property conveyed to Donald M. Street and wife, by deed from New York Life Insurance Company, of record in Book 881, page 210, said Register's Office, being 36.07 feet south of the northwest corner of said Streets property; thence leaving said line and continuing northwardly 36 feet, in all 217.4

3397 IDENTIFICATION REFERENCE
JUN 8 1 09 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

feet to a bolt on the southerly margin of Iroquois Place, being 2 feet 4 inches west of said Streets northwest corner; thence with said place, westwardly 122.82 feet to the beginning.

Being the same property conveyed to Clark R. Gregg and wife, Susan B. Gregg, by Warranty Deed from Kenneth C. Coker and wife, Linda Lee Coker, of record in Book 5446, page 228, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1987 taxes, which have been prorated and assumed by Grantee.

2. Easement granted to the City of Belle Meade, of record in Book 5787, page 257, said Register's Office.

~~3. Rights of others in and to an asphalt driveway which encroaches over the east line of the subject property.~~

This is improved property, known as 4419 Iroquois 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 Grantee, her heirs and assigns, forever; and we do covenant with the said Grantee 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 Grantee, her 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 8th day of June, 1987.

Clark R. Gregg

Susan B. Gregg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Clark R. Gregg and wife, Susan B. Gregg, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of June, 1987.

Notary Public

My Commission Expires: 3-11-90

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

RECEIVED OF _____

FOR _____

BOOK 7261 PAGE 558

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
			335000.00- CAM.	
			938.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	944.50-
			6462A06/08/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3397

IDENTIFICATION REFERENCE

JUN 8 1 09 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 90816