BOOK 7341 PAGE 581

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

WARRANTY DEED

| ADDRESS NEW OWNER(S): | SEND TAX BILLS TO MORTGAGEE: | MAP & PARCEL # |
|---|---|---|
| Franklin A. Berryman and wife, Jennifer Ann Cox<br>709 Lynwood Blvd.<br>Nashville, TN 37205 | Commerce Union Bank<br>Mortgage Administration Department<br>Post Office Box 121999<br>Nashville, TN 37212-1999 | Map 130<br>Group 7<br>Parcel 64 |

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, ELSIE S. KELLAM, AS DEVISEE UNDER THE WILL OF JAMES R. KELLAM, JR., by Will of record in Will Book 117, Page 12, Probate Court Clerk's Office of Davidson County, Tennessee, does hereby transfer and convey unto FRANKLIN A. BERRYMAN AND WIFE, JENNIFER ANN COX, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

> LAND in the 7th Civil District of Davidson County, Tennessee, in the City of Belle Meade, being Lot No. 184 on the plan of the re-subdivision of part of Royal Oaks, as of record in Book 974, Page 4 and 5, Register's Office for said County.
>
> SAID Lot No. 184 fronts 204.6 feet on the westerly side of Lynwood Boulevard and runs back 314 feet 6 inches on the northerly line and 275 feet on the southerly line to a dead line, measuring 200 feet thereon.
>
> BEING the same property conveyed to J. R. Kellam and wife, Elsie S. Kellam by deed from William C. Richey, unmarried, and DeWitt L. Richey and wife, Louise R. Richey of record in Book 2290, Page 135, Register's Office for Davidson County, Tennessee. The said J. R. Kellam has since died leaving a Will probated 5/17/76 in Will Book 117, Page 12, Probate Court Clerk's Office for Davidson County, Tennessee, where said property was devised to Elsie S. Kellam.

This is improved real property known as 709 Lynwood Boulevard, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said FRANKLIN A. BERRYMAN AND WIFE, JENNIFER ANN COX, their heirs, successors and assigns forever.

The undersigned covenants with the said FRANKLIN A. BERRYMAN AND WIFE, JENNIFER ANN COX, that she is lawfully seized and possessed of said real property in fee simple; has a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1987 which are prorated to date of closing and assumed by the Grantees.

OD61474
147.4

ITIF REFERENCE
1 3 30 PM '87
DAVIDSON COUNTY, TN

2. Matters set forth on the plan of the re-subdivision of part of Royal Oaks, as of record in Book 974, Pages 4 and 5, Register's Office for said County.

3. Easement for sanitary sewers and/or storm drainage of record in Book 4264, Page 281, said Register's Office.

The undersigned does further covenant and bind herself, and her heirs, successors and assigns to warrant and forever defend the title to said land to the said FRANKLIN A. BERRYMAN AND WIFE, JENNIFER ANN COX, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 31st day of August, 1987.

Elsie S. Kellam
by James R. Kellam III

ELSIE S. KELLAM, by James R. Kellam, III, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for the County and State the within named JAMES R. KELLAM, III, 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 on behalf of ELSIE S. KELLAM, the bargainor, as her attorney-in-fact and as the free act and deed of the within named ELSIE S. KELLAM.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 1987.

_____
Notary Public

My Commission Expires: 3/11/91

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $160,000.00.

_____
AFFIANT

Sworn to and subscribed before me this 31st day of August, 1987.

_____
NOTARY PUBLIC

My Commission Expires: 3/11/91

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC AT LARGE

# 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 TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

160000.00- CAMT.
448.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 454.50-
8199A09/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6147.4.

IDENTIFICATION REFERENCE

SEP 1 3 30 PM '87

FELIX Z. WILSON, II Register
DAVIDSON COUNTY, TN

No. 11982