BOOK 7618 PAGE 65 Box 58/RODC

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,550.00

Marian Osborn Berky
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 19 88

Jeffrey W. Combs
Notary Public

MY COMMISSION EXPIRES: January 21, 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Combos & Lawless, P.C. First American Center Nashville, TN 37238-1057
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Douglas D. Berky	NEW OWNER	MAP 61-15
(NAME)	(NAME)	
3818 Baxter Avenue		PARCEL 305
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, Ann Y. Allen, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas D. Berky and wife, Marian O. Berky

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:

Land in Davidson County, Tennessee, being the southerly half of Lot No. 32 on the Map of the Subdivision of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 32 fronts 50 feet on the easterly side of Baxter Street, and runs back between parallel lines, 225 feet to a dead line.

Being the same property conveyed to Ann Y. Allen by deed from C. B. Steakley, Jr., Executor of the Estate of Edith Steakley (Huff) deceased, of record in Book 7168, page 833, Register's Office for Davidson County, Tennessee.

* including the assumption of a note dated March 13, 1987 in the principal amount of $ 50,000.00 and secured by a Deed of Trust of record in Book 7168, page 836, Register's Office for Davidson County, Tennessee.

55633

IDENTIFICATION REFERENCE

Aug 3 3 49 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 3818 Baxter Avenue, Nashville, TN 37216
(House Number) (Street) (P. O. Address) (City or Town) (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 1st day of August, 19 88

Ann Y. Allen

Douglas D. Berky

Marian O. Berky

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, Ann Y. Allen, a single person, Douglas D. Berky and MARIAN O. BERKY

with whom I am personally acquainted, and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 1988.

Commission expires January 21, 1990

Jeffrey W. Combos
Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Ann Y. Allen, a single person

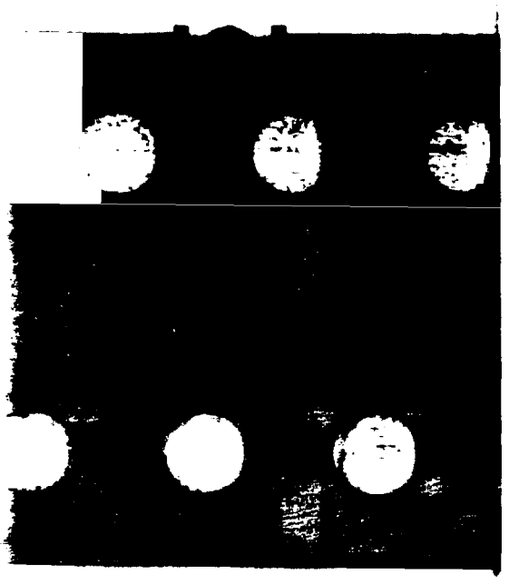
TO

Douglas D. Berky and wife, Marian O. Berky

Prepared by: COMBOS & LAWLESS
A Professional Law
Corporation
Twentieth Floor, First
American Center
Nashville, Tennessee
[illegible]-0057

OFFICIAL RECEIPT

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

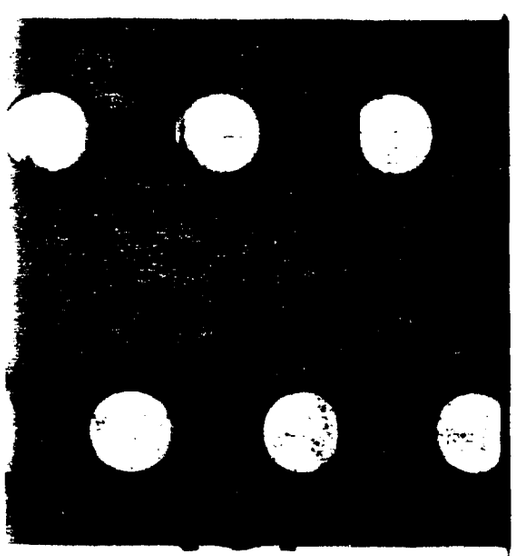


RECEIVED OF BOOK 7618 PAGE 67

FOR

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



CAMT 77550.00
CON TX 5.75
ERR CO
CON TX 5.75-
CON TX 255.75
PRFEE 0.50
WDEED 6.00
TOTAL 262.25
CHECK 262.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5563

IDENTIFICATION REFERENCE

AUG 3 3 49 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

08/03/88 01 15:53 0001 3493

No. 120089