6257
99-980707-7

BOOK 8057 PAGE 130

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 19 90

Notary Public

MY COMMISSION EXPIRES: 7/04/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregg M. Berres	Fidelity Federal Savings & Loan	141-15-D-16
(NAME) 7109 Wynham Place	(NAME) 401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37221	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (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, John Steele Trickett and wife, Joan Gilboy Trickett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregg M. Berres and wife, Lorre A. Berres

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 Lot No. 16, on the Plan of Resub. of Lots 12 thru 16, 42 & 43, Phase 1, Sheffield on the Harpeth of record in Book 6900, page 182, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts a broken line which measures a total of 57.22 feet on the southerly side of Wynham Place and runs back on the westerly lot line 146.59 and on the easterly lot line 125.17 feet to a line in the rear which measures 123.91 feet thereon.

Being the same property conveyed to John Steele Trickett and wife, Joan Gilboy Trickett by deed from Phillips Builders, Inc. as of record in Book 7438, page 511, said Register's Office.

This conveyance is made subject to:
The Plan of record in Book 6900, page 182, said Register's Office, shows an Owner's Certificate, a 10 foot public utility and drainage easement on the southerly lot line and a 10 foot utility and waterline easement along the front lot line.

Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6295, page 900, 7145, page 954, By-Laws of record in Book 7145, page 964,, said Register's Office. (See Reverse Side)

unimproved (XX)
This is improved ( ) property, known as 7109 Wynham Place, Nashville, Tennessee 37221
(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 their hand s this 28th day of February, 19 90

John Steele Trickett

Joan Gilboy Trickett

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Steele Trickett and wife, Joan Gilboy Trickett

the bargainors, 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 and official seal at Nashville, Tennessee, this 28th day of February, 1990.

Commission Expires 7/04/93

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM John Steele Trickett and wife, Joan Gilboy Trickett

TO Gregg M. Berres and wife, Lorre A. Berres

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

(continuation)
Agreement for dedication of easement for water line of record in Book 5738, page 829, said Register's Office.

Grant of transmission line easement of record in Book 4136, page 535, said Register's Office.

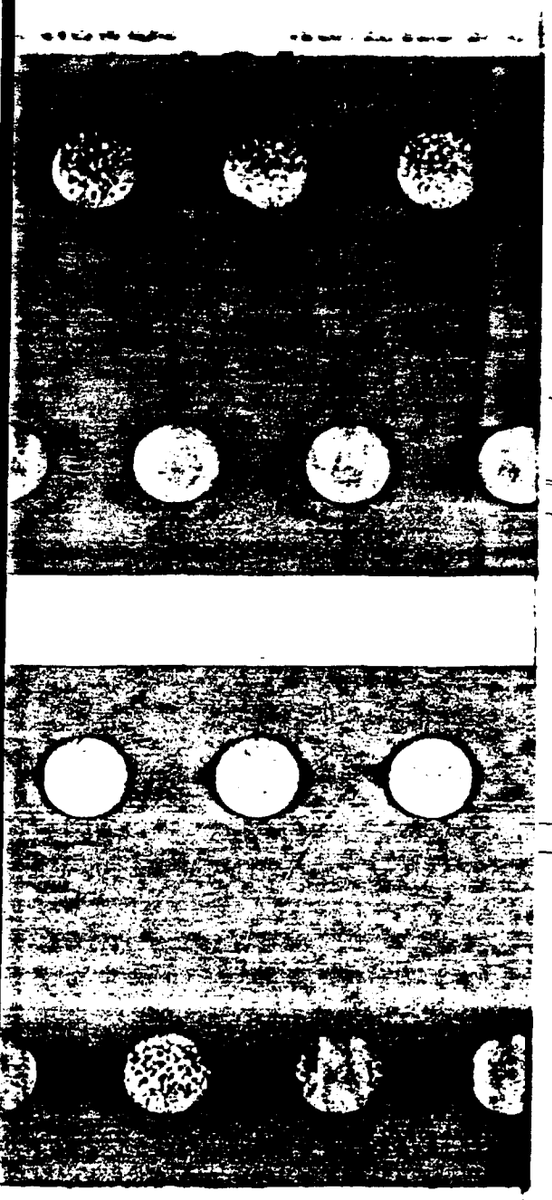
07991

IDENTIF. REFERENCE

MAR 2 3 08 PM '90

DAVIDSON COUNTY TN.

STATE OF TENNESSEE 03/02 0101 CHECK 436.00



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

CAMT 130000.00
CON TX 429.00
PRFEE 1.00
MDEED 6.00
TOTAL 436.00
CHECK 436.00

03/02/90 01 15:06 0001 9116
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07.9.91

IDENTIF. TREFERENCE

MAR 2 3 08 PM '90

DAVIDSON COUNTY TN.

No. 297627