FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Duane S. Berry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 19 90

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney,, 2711 Murfreesboro Road Suite 105, Antioch, TN 37013
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | Mortgagee: and Send Tax Bill To: | MAP-PARCEL NUMBERS |
|---|---|---|
| Duane S. Berry (NAME) | First Tennessee Bank National Association (NAME) | 120-09-0 |
| 507 Glenpark Drive (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 1000, Dept. 47 (STREET ADDRESS) | 035.00 |
| Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP) | Memphis, TN 38148 (CITY) (STATE) (ZIP) | 02DA 44164 |

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, Juanita E. Kerr Gavin and husband Davis B. Gavin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Duane S. Berry and Barbara J. Young, unmarried persons As joint tenants with right of survivorship. EJB BJY

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 part of Lot No. 5A 4 on the Plan of Glengarry Park Subdivision, Section 5A, of record in Plat Book 3300, Page 58, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 5A 4 fronts 80 feet on the westerly side of Glenpark Drive and runs back between lines, 179.1 feet on the northerly side and 169.8 feet on the southeasterly side to a line in the rear on which it measures 80 feet thereon.

Being the same property conveyed to Juanita E. Kerr by deed of record in Book 5324, Page 314, and by Quit Claim Deed of record in Book 8081, Page 50, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Juanita E. Kerr and Juanita E. Kerr Gavin being one and the same person

Davis B. Gavin joins herein for the sole purpose of conveying any marital rights he may have.

unimproved ( )
This is improved (XX) property, known as 507 Glenpark Drive, Nashville, TN 37217
(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 30th day of March, 19 90

Juanita E. Kerr Gavin — Davis B. Gavin

Juanita E. Kerr Gavin — Davis B. Gavin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Juanita E. Kerr Gavin and husband Davis B. Gavin

the bargainor S, 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 Antioch, Tennessee, this 30th day of March, 19 90.

Commission Expires 10-9-91

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___.

Commission Expires _____

_____ Notary Public

**WARRANTY DEED**

FROM
Juanita E. Kerr Gavin and husband
Davis B. Gavin

TO
Duane S. Berry
Barbara J. Young

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

11631 3

IDENTIF. TREFERENCE

APR 4 1 53 PM '90

DAVIDSON COUNTY TN.

P-1

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

RECEIVED OF _____

FOR _____

**BOOK 8081 PAGE 54**

| | | |
|---|---|---|
| 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 | 79000.00 |
| | | | CON TX | 260.70 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 267.70 |
| | | | CHECK | 267.70 |
| 04/04/90 | 01 | | 13:51 0001 | 8098 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

116313

IDENTIFICATION REFERENCE

Apr 4 1 53 PM '90

FELIX Z. WILSON JR. III
DAVIDSON COUNTY TN.

No. 307250