File Box 43

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Debra Lee Berkner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 92

Notary Public

MY COMMISSION EXPIRES 11/2[illegible]/92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Taylor, Philbin, Pigue, Marchetti & Long, Attorneys
One Eleven Union Street, Nashville, TN 37201

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP - PARCEL NUMBERS |
|---|---|---|
| David Randall Berkner (NAME) | Leader Federal Bank for Savings (NAME) | 86-14-B-43C0 |
| 2908 Chapelwood Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2926 (STREET ADDRESS) | 4D-92285 |
| Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP) | Memphis, TN 38101-2926 (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, Ken Lokey Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Randall Berkner and wife, Debra Lee Berkner

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. 137 on the Plan of Fleetwood Subdivision, Phase One, of record in Plat Book 6900, Pages 465 and 466, said Register's Office.

SAID Lot No. 137 fronts 52.00 feet on the easterly margin of Chapelwood Drive and extends back 100.00 feet on the northerly line and 100.00 feet on the southerly line to a dead line in the rear measuring 52.00 feet thereon.

Being part of the same property conveyed to Ken Lokey Homes, Inc. by deed from Kenneth R. Lokey, d/b/a Lokey Properties of record in Book 8379, Page 995, Register's Office for Davidson County, Tennessee.

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

7.6 5.4 1; IDENTIFICATION REFERENCE

JAN 14 3 12 PM '92

unimproved ( )
This is improved (XX) property, known as 2908 Chapelwood Drive, Hermitage, TN 37076
(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 ti, 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 10th day of January, 19 92

Ken Lokey Homes, Inc.

By: Mary Ann Tackett, Atty in Fact

Mary Ann Tackett, Attorney in Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mary Ann Tackett

and ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ with whom I am personally acquainted and who upon ~~(his oath)~~ (their ~~several oaths~~) acknowledged ~~(himself)~~ (themselves) to be the Attorney in Fact and ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ respectively of the Ken Lokey Homes, Inc. the within named bargainor, a corporation, and that (he) as such Attorney in Fact and ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Mary Ann Tackett as such Attorney in Fact, and attesting the same by the said ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ as such ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~.

Witness my hand and official seal at office at Nashville, TN on this the 10th day of January, 19 92.

My commission expires 11-21-92

Jill B. Fry
Notary Public

JILL B. FRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

FROM
Ken Lokey Homes, Inc.

TO
David Randall Berkner
Debra Lee Berkner

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

6737 01/14 0101 03CHECK 414.00

**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 | COTX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MOTX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | 110000.00 |
| | | | CON TX | 407.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 414.00 |
| | | | CHECK | 414.00 |
| 01/14/92 | 01 | | 15:12 0001 | 6737 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6.5.4.1:

IDENTIFICATION REFERENCE

JAN 14 3 12 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 493145