THIS INSTRUMENT PREPARED BY:

BECK AND BECK, ATTORNEYS
4205 Gallatin Road
Nashville, Tennessee 37206
615-226-9000

ADDRESS OF NEW OWNERS:
Joe S. Berry and
Margreat Smithson
1017 44th Avenue North
Nashville, Tennessee 37209

SEND TAX BILLS TO:

same

BOOK 8927 PAGE 215

MAP NUMBER and PARCEL NUMBER: 82-5-49

WARRANTY DEED 9549 04/27 0101 03CHECK 15.29

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, Leo Bergeron and wife, Mae Bergeron, hereinafter called the grantors have bargained and sold, and by these presents do transfer and convey unto Joe S. Berry and Margreat Smithson as tenants in common 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 33 1/3 feet of Lot No. 156 on the Plan of North Nashville Real Estate Company's Plan of Lots, as of record in Book No. 21, page 105 Register's Office for Davdison County, Tennessee.

SAID part of said Lot No. 156 fronts 33 1/3 feet on the southwesterly side of Fifth Avenue North, formerly Summer Street, and runs back 179 feet 6 inches on the southeaterly line and 179 feet, more or less, on the northwesterly line, to an alley measuring 33 1/3 feet thereon.

BEING the same property conveyed to Leo Bergeron and wife, Mae Bergeron by deed from Jack J. Cohen and wife Bessie D. Cohen of record in Book 6691, page 877, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS conveyance is subject to a Metro Codes letter.

This is improved property, known as 1607 5th Avenue North, Nashville, Tennessee.

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 convenant 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 convenant 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 polural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on this 27 day of April, 1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Leo Bergeron
LEO BERGERON

Mae Bergeron
MAE BERGERON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS SEVENTEEN HUNDRED AND FIFTY DOLLARS ($1,750.00).

Sworn and subscribed before me this 26 day of April, 1993

Margreat Smithson
AFFIANT

Christina Carlton
NOTARY PUBLIC

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MY COMMISSION EXPIRES: 5/22/93

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me LEO BERGERON AND MAE BERGERON whom I am personally acquainted and acknowledged that this Warranty Deed is true and correct to the best of their knowledge, information and belief.

Sworn to and subscribed to before me this 27 day of April, 1993.

Christina Carlton
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/22/93

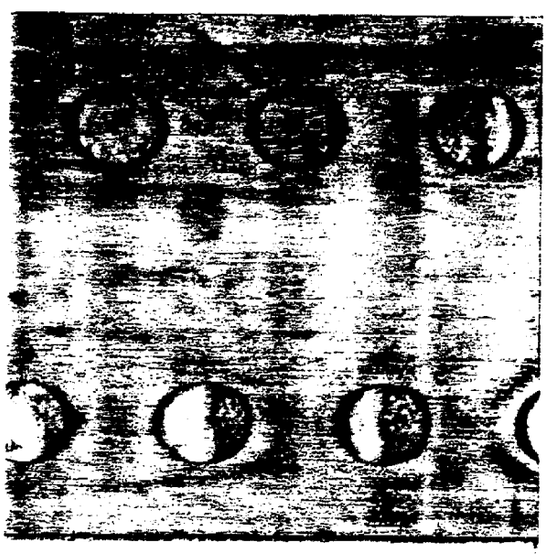
NOTARY PUBLIC STATE AT LARGE OF TENNESSEE

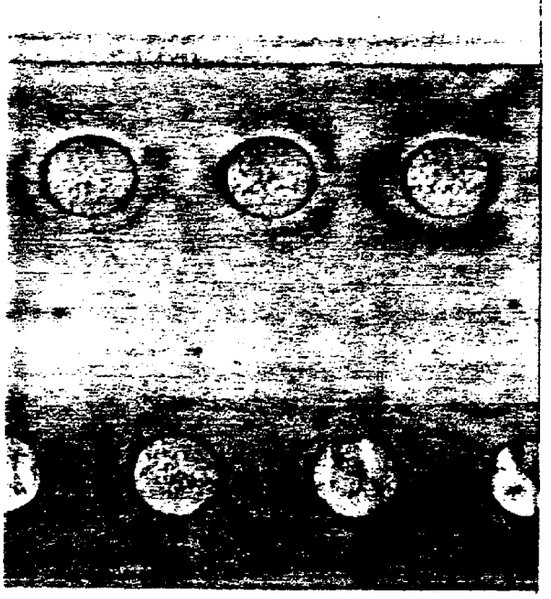
1'3233

IDENTIFICATION REFERENCE

APR 27 11 52 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR BOOK 8927 PAGE 217

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	1750.00
CON TX	6.29
PRFEE	1.00
WDEED	8.00
TOTAL	15.29
CHECK	15.29

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9549

PICK-UP
1 3 2 3 3

IDENTIFICATION REFERENCE

APR 27 11 52 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 644248