ADDRESS NEW OWNERS AND SEND TAX STATEMENTS:
John W. Berger and wife, Mary R. Berger
1019 Virginia Avenue
Nashville, TN 37216

MAP PARCEL NOS.
15DZ 4390
Map 61-11 Par 132

BOOK 8944 PAGE 190

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTORNEYS
Suite 500, 230 Fourth Avenue North
Nashville, TN 37219

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 (10.00) dollars, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, **ROBERT EDWARD HYDE, SR., LOUISE HYDE HARGIS, BONNIE B. TURNAGE, WILLIAM N. BENZENHAFER, JR.,** and **CHRIS BENZENHAFER III,** devisees under the will of Mary C. Hyde, have bargained and sold, and by these presents do transfer and convey unto **JOHN W. BERGER and wife, MARY R. BERGER,** the Grantees herein, their heirs and assigns, a certain tract or parcel of land n Davidson County, State of Tennessee, described as follows:

> Being the easterly part of Lot No. 39 in the subdivision of Geo. Burrus Subdivision of Lot 81, on the map of the Maplewood Home Tract, as of record in Book 421, Page 178, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 39 fronts 75 feet on the northerly side of Virginia Street, and runs back between parallel lines, 235 feet to a dead line in the rear, and shows 79 feet, more or less, on said dead line.
>
> Being part of the same property conveyed to Tramble F. Hyde and wife, Mary D. Hyde, by deed from J. P. McCabe and wife, of record in Book 772, Page 803, Register's Office for said County; the said Tramble F. Hyde having died in 1969, and Mary D. Hyde having died on July 15, 1992, and by will of record in Will Book 180, Page 776, Probate Court Clerk's Office in Davidson County, Tennessee, devised said property to the herein named grantors.
>
> Taxes for 1993 to be pro rated as of date of deed, and assumed by Grantees.

This is improved property known as 1019 Virginia Avenue, Nashville, Davidson County, Tennessee 37216.

To have and to hold the said tract or parcel of real estate, 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.

And we do 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.

WITNESS my hand this 1st day of April, 1993.

Robert E. Hyde Sr.
Robert Edward Hyde, Sr.

Louise Hyde Hargis
Louise Hyde Hargis

Ronnie B. Turnage Beck
Ronnie B. Turnage

William N. Benzenhafer
William N. Benzenhafer, Jr.

C C Benzenhafer III
Chris Benzenhafer III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $50,000.00.

Lisa Hunley Loucks Atty.
for John W. & Mary K. Berger

Sworn to and subscribed before me this 1st day of April, 1993.

Connie Miller
Notary Public

Commission expires 7-24-93

MAIL ENV.
1:8.2.14:

IDENTIFICATION REFERENCE

MAY 11 8 29 AM '93

CECIL Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County an State, the within named **Robert Edward Hyde, Sr., Louise Hyde Hargis, Bonnie B. Turnage and Chris Benzenhaf er III**, 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 1st day of April, 1993.

Notary Public Eunice B. Miller

Commission expires 7-24-93

STATE OF NEVADA)

COUNTY OF CLARK)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **William N.** Benzenhafer, Jr., the bargainor, with whom I am personally acquired, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at LAS VEGAS, Nevada, this 30th day of March, 1993.

Notary Public Marc Du Charme

Notary Public
State of Nevada
COUNTY OF CLARK
MARC Du CHARME
My Appointment Expires 5/21/95

Commission expires 5-21-95

94 05/11 0101 03CHECK 198.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8944 PAGE 103

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	50000.00
			CON TX	185.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	198.00
			CHECK	198.00
05/11/93	01	08:29	0001	1494

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1: 8: 2: 1: 4:

IDENTIFI REFERENCE

MAY 11 8 29 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 649594