This Instrument Prepared By:
Lee and Lee Attorneys, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 170-328-5

ADDRESS NEW OWNER:
Larry Joseph Berry
4868 Shshone Drive
Old Hickory, TN 37138

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Trans Financial Bank of Tennessee F.S.B.
308 N. Jackson Street
Tullahoma, TN 37388

MAP AND PARCEL:
MAP 52K
GROUP B
PARCEL 27.04

WARRANTY DEED

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FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Sam R. Saylors Jr. and wife, Regina C. Saylors** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Larry Joseph Berry, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Wilson/Davidson County, State of Tennessee, described as follows, to wit:

> A tract or parcel of land situate and located in Davidson County and in the 1st Civil District of Wilson County, Tennessee more particularly described as follows, to-wit:
>
> Being Lot No. 328 on the Plan of Shiloh Park, Section Five, of record in Plat Book 13, page 84, Register's Office for Wilson County and Davidson County, Tennessee, to which reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to Sam R. Saylors Jr. and wife, Regina C. Saylors by deed from Edward Todd King, unmarried dated February 9, 1990, as of record in Deed Book 418, Page 376, Registers's Office for Wilson County, Tennessee, and Book 9420, Page 170, Register's Office, Davidson County, Tennessee.

This is improved property known as 4868 Shshone Drive, Old Hickory, TN 37138. Possession is to be given on July 29, 1994.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Larry Joseph Berry, unmarried**, their heirs and assigns, forever; and we, **Sam R. Saylors Jr. and wife, Regina C. Saylors** 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 29th day of July, 1994.

Sam R. Saylors Jr.

Regina C. Saylors

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9416 08/18 0101 03CHECK 8.00

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Sam R. Saylors Jr. and wife, Regina C. Saylors** 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at office, Tennessee, this the 29th day of July, 1994.

John M. Lee
NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 4/24/95

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 74,500.00.

AFFIANT

Subscribed and sworn to before me this 29th day of July, 1994.

John M. Lee
NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 4/24/95

82566

IDENTIFICATION REFERENCE

94 AUG 18 PM 1:31

REGISTER'S OFFICE DAVIDSON COUNTY, TN.

MAIL ENV

State Tax $ 275.65
Fee $ 1.00
Recording Fee $ 8.00
Total $ 284.65
Receipt No. 87429
MARGIE L. TRICE, Register
By Deputy

Filed for record Aug 1, 1994
at 10:46 O'clock A M.
Noted in Note Book 30 Page 33
Recorded in Deed Book# 437 Page# 624
in the Register's office of
Wilson County, Tennessee,
On this 1st day of Aug. 1994
Margie L. Trice, Register
By Dep. Reg.