50-B

BOOK 10003 PG 472

THIS INSTRUMENT WAS PREPARED BY
Stokes & Bartholomew
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 37,800.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 19 96
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Wade Berryman (NAME)	Southeastern Mortgage of (NAME)	82-8-94
832 Seymour Avenue (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37214-5104 (CITY) (STATE) (ZIP)	

FOR AND 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, Sally Mangrum Duke, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Wade Berryman, an unmarried person

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. 12 of Block "A" on the Map of the Nashville Trust Company's Subdivison of A. W. Shryer's Property, of record in Book 843, page 25, Register's Office for Davidson County, Tennessee.

SAID Lot No. 12 fronts 50 feet on the southerly side of Seymour Avenue and runs back between lines 174 feet 6 inches on the westerly line and 175 feet 3 inches on the easterly line to a dead line in the rear on which it measures 50 feet.

BEING the same property conveyed to Jack J. Mangrum and wife, Sally Mangrum by deed from J. R. Sharp and wife, Marion Sharp, of record in Book 1198, page 681, Register's Office for Davidson County, Tennessee. Said property further conveyed to Sally Mangrum by decree of divorce of record in Book 1811, page 489, said Register's Office.

Sally Mangrum is now Sally Mangrum Duke.

96 APR -3 PM 2:14
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0167433
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 832 Seymour Avenue, Nashville, Tennessee 37206
(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 29th day of March 19 96

Sally Mangrum Duke

Sally Mangrum Duke

BOOK 10003 PG 473

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sally Mangrum Duke, an unmarried person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville

_____, Tennessee, this 29th day of March 19 96

Commission expires 5-5-99

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

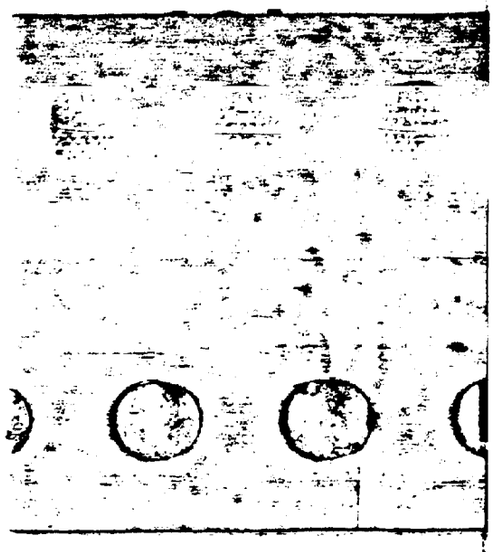
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

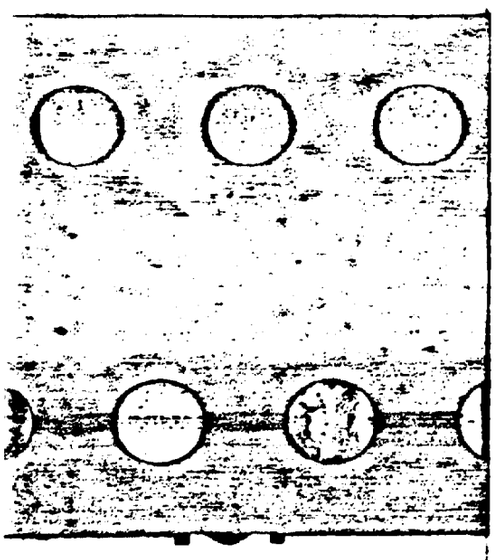
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

6261 04/03 0101 03CHECK 148.86





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 10003 PG 474

RECEIVED OF _____

FOR _____

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	37800.00
			CON TX	139.86
			PRFEE	1.00
			MDEED	8.00
			TOTAL	148.86
			CHECK	148.86
04/03/96	01	14:20	0001	6261

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

016743 3
IDENTIF. & REFERENCE

96 APR -3 PM 2:14
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1024256