THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 10079 PG 200

ADDRESS NEW OWNER:

JOHNNIE BOND, JR., AND WIFE
6537 CLARKSVILLE HIGHWAY
JOELTON, TN 37080

MAP/PARCEL NUMBER:

MAP 069-12 PARCELS 038 & 039

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $70,000.00.

Johnnie Bond Jr.
AFFIANT

Subscribed and sworn to &c., this the 5th day of JUNE, 1996.

Notary Public
My commission expires: 4-8-99

0190334
IDENTIF. + REFERENCE

96 JUN -7 AM 11:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, THOMAS E. BERRY, JR., KATHY BERRY ARRINGTON, REGINA KAY BERRY GREER, JEFFERY BRYANT BERRY AND MICHAEL DAVID BERRY, HEIRS OF THE ESTATE OF THOMAS E. BERRY, SR., DECEASED, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said JOHNNIE BOND, JR., AND WIFE, MOLLY A. BOND, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2111 AND 2113 COURTNEY AVENUE, NASHVILLE, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further certify that this property is not the marital property of any of the Grantors or their spouses and that their spouses have no interest in and to the said property.

WE further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 5th day of JUNE, 1996.

Thomas E. Berry Jr. by Attorney-in-fact Kathy Berry Arrington
THOMAS E. BERRY, JR., BY HIS ATTORNEY-IN-FACT, KATHY BERRY ARRINGTON

Kathy Berry Arrington
KATHY BERRY ARRINGTON

Regina Kay Berry Greer
REGINA KAY BERRY GREER

Jeffery Bryant Berry by Attorney-in-fact Kathy Berry Arrington
JEFFERY BRYANT BERRY, BY HIS ATTORNEY-IN-FACT, KATHY BERRY ARRINGTON

Michael David Berry
MICHAEL DAVID BERRY

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHY BERRY ARRINGTON, to me known to be the person who executed the foregoing instrument in behalf of THOMAS E. BERRY, JR., and acknowledged that SHE executed the same as the free act and deed of the said THOMAS E. BERRY, JR., for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 5th day of June, 1996.

Ella W. Woodall
Notary Public

My Commission Expires: 9-18-99

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHY BERRY ARRINGTON, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 5th day of JUNE, 1996.

Ella W. Woodall
notary public

My commission expires: 9-18-99

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHY BERRY ARRINGTON, to me known to be the person who executed the foregoing instrument in behalf of JEFFERY BRYANT BERRY, and acknowledged that SHE executed the same as the free act and deed of the said JEFFERY BRYANT BERRY, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 5th day of June, 1996.

Ella W. Woodall
Notary Public

My Commission Expires: 9-18-99

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REGINA KAY BERRY GREER, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 5th day of JUNE, 1996.

Ella W. Woodall

notary public

ELLA W. WOODALL NOTARY PUBLIC DAVIDSON COUNTY, TENN

My commission expires: 9-18-99

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL DAVID BERRY, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 5th day of JUNE, 1996.

Ella W. Woodall

notary public

ELLA W. WOODALL NOTARY PUBLIC DAVIDSON COUNTY, TENN

My commission expires: 9-18-99

EXHIBIT 'A'

TRACT NO. ONE: Being the southwesterly half of Lot No. 17 on the unrecorded plan of Brattonview Subdivision at Bordeaux, Tennessee, described according to survey made by Erle Drake, County Surveyor, August 14, 1936, as follows

Beginning on the northwesterly margin of Courtney Avenue at the southwest corner of the property conveyed to Lena G. Hewitt by Deed from Clarence R. Bratton and wife, of record in Book 1494, page 31, Register's Office for said County; thence, with Hewitt's southwesterly line, northwestwardly 300 feet to the southeasterly line of Lot No. 20; thence, with said line, southwestwardly 50 feet to the corner of Lots Nos. 16 and 17; thence, with the line between said two lots, southeastwardly 300 feet to the northwesterly margin of Courtney Avenue; thence with said margin of Courtney Avenue, northeastwardly 50 feet to the beginning.

Being the same property conveyed to Thomas E. Berry, Sr., by Deed from George Glasgow, of record in Book 7769, page 391, Register's Office for Davidson County, Tennessee, the said Thomas E. Berry, Sr., having since died intestate and unmarried on November 20, 1995, survived by his heirs, Thomas E. Berry, Jr., Kathy Berry Arrington, Regina Kay Berry Greer, Jeffery Bryant Berry and Michael David Berry, being the only heirs of Thomas E. Berry, Sr., deceased.

TRACT NO. TWO: Being the northeasterly part of Lot No. 17 on the Map of Brattonview Subdivision at Bordeaux, Tennessee, not of record, and described according to a copy of a survey made by Erle Drake, County Surveyor, August 14, 1936, as follows:

Beginning at a point in the northwesterly margin of Courtney Avenue, 200 feet southwest of the intersection of said Avenue with the West line of Bellfield Avenue, at the corners of Lots Nos. 17 and 18, thence with the line between said lots northwesterly 300 feet to the line of Lot No. 20; thence with the line of the same, southeasterly 300 feet to the northerly margin of Courtney Avenue; thence with the margin of the same northeasterly 50 feet to the beginning.

Being the same property conveyed to Thomas E. Berry, Sr., by Deed from David L. Irwin and wife, Carolyn Y. Irwin, of record in Book 5717, page 960, Register's Office for Davidson County, Tennessee, the said Thomas E. Berry, Sr., having since died intestate and unmarried on November 20, 1995, survived by his heirs, Thomas E. Berry, Jr., Kathy Berry Arrington, Regina Kay Berry Greer, Jeffery Bryant Berry and Michael David Berry, being the only heirs of Thomas E. Berry, Sr., deceased.

0856 06/07 0101 03CHECK 280.00

EXHIBIT 'B'

1. Real property taxes for 1996 and all future years (both tracts of land).

2. All matters set forth on the unrecorded Plan of Brattonview Subdivision at Bordeaux, Tennessee (both tracts of land).

3. All matter set forth on the Survey of Erle Drake, County Surveyor, dated August 14, 1936 (both tracts of land).

4. Restrictive covenants of record in Deed Book 5393, page 829, said Register's Office (both tracts of land).

5. Joint Driveway Easement, of record in Book 5393, page 829, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10079 PG 205

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 20.00
TOTAL 280.00
CHECK 280.00

06/07/96 01 11:12 0001 0856

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0190334
IDENTIF. ↑ REFERENCE

96 JUN -7 AM 11:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1048708