0204691 Bk136 Pg6

BOOK 10124 PAGE 453 IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

96 JUL 17 PM 3:18

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

Name and Address of New Owner: FRB Franklin B. Berryman and Jennifer Ann Cox 3411 Valley Brook Road Nashville, Tennessee 37215
Send Tax Bills To: New Owner
Street Address of Subject Property: Map-Parcel No: 3411 Valley Brook Road Map 117-9 Nashville, Tennessee 37215 Parcel 51

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **EDWARD J. BATTERSBY AND WIFE, MIRIAM L. BATTERSBY,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **FRANKLIN B. BERRYMAN AND WIFE, JENNIFER ANN COX,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5, Block 8 on the Plan of Woodmont Estates of record in Book 974, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Edward J. Battersby and wife, Miriam L. Battersby by deed from Barry W. Thompson and spouse, Cheryl F. Thompson, of record in Book 8918, page 475, Register's Office for Davidson County, Tennessee.

Miriam L. Battersby and Miriam Lamar Battersby being one and the same person.

Edward J. Battersby and Edward Joseph Battersby being one and the same person.

Miriam Lamar Battersby is executing this instrument on behalf of Edward J. Battersby pursuant to a certain Durable Power of Attorney of record in Book 9553, page 52, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 1996 Davidson County taxes which have been prorated between the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 974, page 29, Register's Office for Davidson County, Tennessee;

3. Restrictive Covenants of record in Book 1049, page 28, said Register's Office.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 16th day of July, 1996.

Edward J. Battersby by
Miriam Lamar Battersby, A & F

EDWARD J. BATTERSBY BY MIRIAM LAMAR BATTERSBY AS ATTORNEY IN FACT

Miriam L. Battersby

MIRIAM L. BATTERSBY

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 Miriam Lamar Battersby, 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 on behalf of Edward J. Battersby as his Attorney-in-Fact, as the free act and deed of the within named Edward J. Battersby.

Witness my hand this 16th day of July, 1996.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires May 24, 1997
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 1996, before me personally appeared Miriam L. Battersby, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires May 24, 1997
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $357,500.00.

Affiant

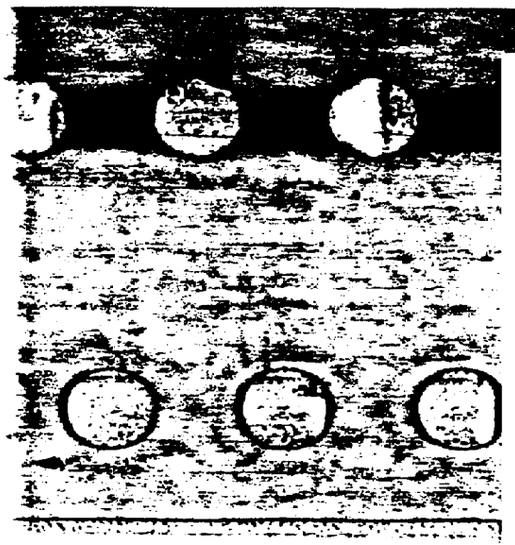
Subscribed and sworn to before me, this the 16th day of July, 1996.

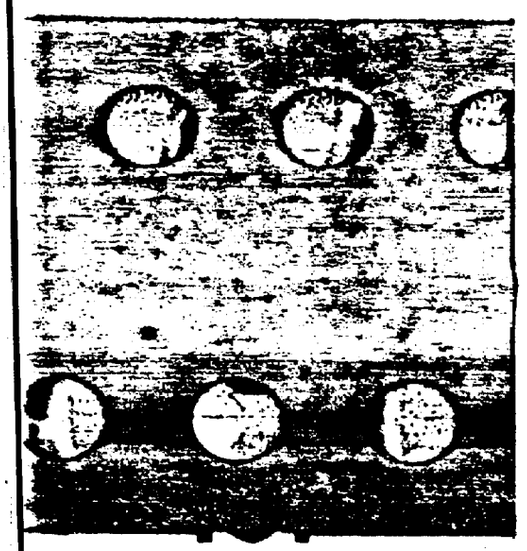
NOTARY PUBLIC

My commission expires:_____

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires May 24, 1997
STATE OF TENNESSEE

6437 07/17 0101 03CHECK 1331.75





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

RECEIVED OF _____

FOR _____

BOOK 10124 PG 455

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 357500.00
				CON TX 1322.75
				PRFEE 1.00
				MDEED 8.00
				TOTAL 1331.75
				CHECK 1331.75
			07/17/96 01	15:21 0001 6437

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

0204691
IDENTIF. # REFERENCE

96 JUL 17 PM 3:18
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1064092