File 14031
le Box 9B (First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10132 PG 1

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LINDA LIPSCOMB BERRY (NAME)	NEW OWNER (NAME)	Map 116-8-G.
180 Charleston Park (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 180
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 7DA74957

FOR AND IN 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, MIRIAM W. HARTER, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LINDA LIPSCOMB BERRY, married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 180 on the Plan of Resubdivision of Lot No. 180 of Sugartree Phase No. 3 Revised, as of record in Plat Book 5210, page 231, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Miriam W. Harter by deed from James W. Caden, Jr. and wife, Vonde C. Caden of record in Book 8107, page 841, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 7061, page 100; and (3) All matters appearing on the Plan of record in Plat Book 5210, page 231, said Register's Office.

96 JUL 25 AM 10:52
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0207131

unimproved ( )
This is improved (XX) property, known as 180 Charleston Park, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 24th day of July, 19 96

Miriam W. Harter
MIRIAM W. HARTER

STATE OF TENNESSEE

BOOK 10132 PG 2

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIRIAM W. HARTER with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 24th day of July, 19 96.

My commission expires 11/20/96 Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00

Linda S. Berry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 19 96.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

MIRIAM W. HARTER

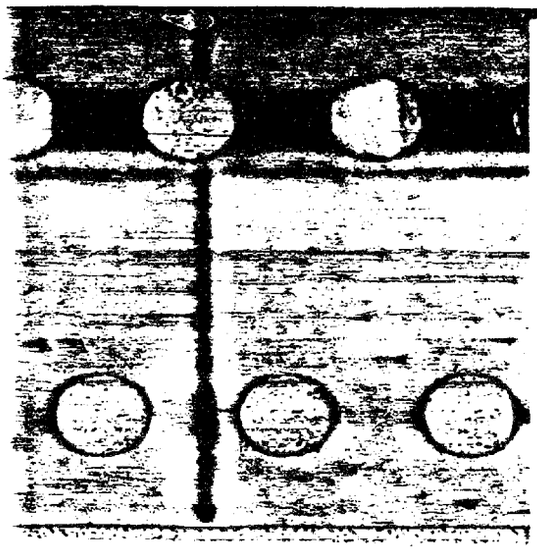
TO

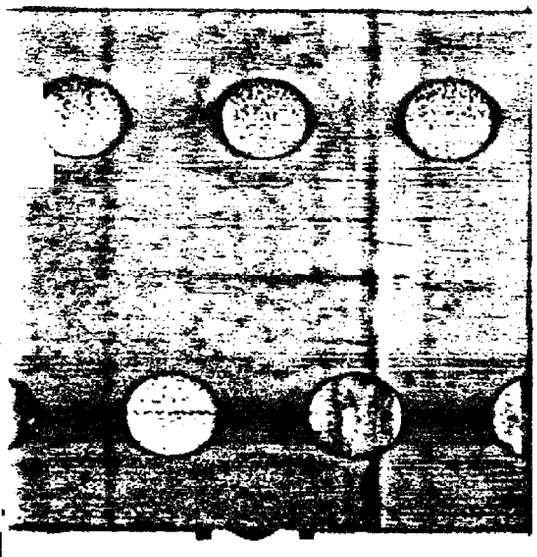
LINDA LIPSCOMB BERRY

9607 07/25 0101 03CHECK

PLEASE RETURN TO:

Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 10132 PG 3

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MG - 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 325000.00
CON TX 1202.50
PRFEE 1.00
WDEED 8.00
TOTAL 1211.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1211.50

07/25/96 01 10:56 0001 9067

0207131
IDENTIFICATION REFERENCE

96 JUL 25 AM 10:52

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

No. 1066685