BOOK 10141 PG 113

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Charles E Berry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF July, 1996.

Notary Public

MY COMMISSION EXPIRES: 3/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stephen C. Small, Suite 500, One Church Street Building, Nashville, TN 37201-1607
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Charles Berry (NAME)	[same] (NAME)	Map 70-15
723 28th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	par 24
Nashville, TN 37208 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Melville W. Mays, Jr. and wife Carolyn Mays

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Berry

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. 29 Riverview Gardens, Section I, of record in Book 3600, page 46, Register's Office for Davidson County, Tennessee.

Said Lot fronts 25.6 feet along the northerly margin of the terminus of 18th Avenue N. Court, and thence back between lines measuring 93 feet along the easterly line and 120.8 feet along the southwesterly line, to a line in the rear measuring 104.9 feet thereon.

Being the same property conveyed to Melville W. Mays, Jr. and wife, Dorothy D. Mays by Warranty Deed dated October 31, 1966 from Herbert R. Rich, Trustee, of record in Book 4074, page 492, Register's Office for Davidson County, Tennessee.

Melville W. Mays, Jr. and Dorothy Duncan Mays were divorced October 3, 1968, in the Probate Court for Davidson County, Tennessee in case number 53501. The property settlement agreement dated June 21, 1968, in said divorce proceeding, provides in part that "[Dorothy Duncan Mays] agrees to sign deeds transferring the remaining real property owned by the parties [other than their property on Wallace Road] to [Melville W. Mays, Jr.]. . . ."

Melville W. Mays, Jr. has since remarried his current wife, Carolyn, who joins in this deed to convey any martial interest which she may have in subject property.

Subject to: 1995 taxes which will be assumed and paid by the buyer; restrictive covenants of record in Book 3708, page 89; 10-foot easement for public utility and drainage purposes along the rear line of said lot; a 2.5x25-foot utility anchor easement located on the southwesterly corner of said lot; and 5-foot easement for public utility and drainage purposes along the easterly line of said lot.

This is ( ) unimproved (X) improved property, known as 2423-18 th Avenue Court North
(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 our hands this 13TH day of JULY, 19 96

Melville W. Mays Jr. Carolyn C. Mays

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Ernest Medlin, a Notary Public in and for said County and State, the within named Melville W. Mays Jr. and Carolyn C. Mays

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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 1996

Commission Expires Mar. 21, 1998

Ernest Medlin Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Melville W. Mays et ux

TO

Charles Berry

ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

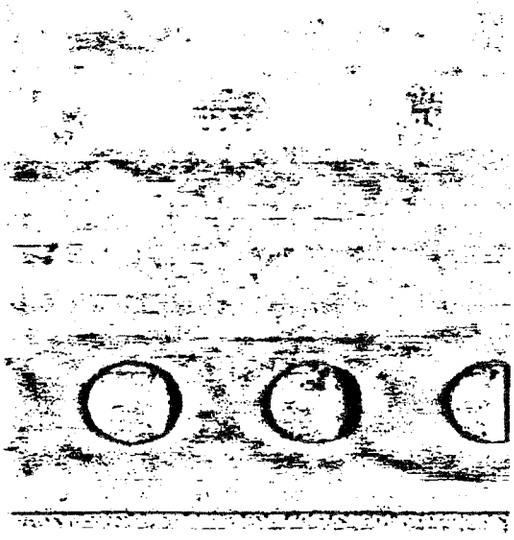
IDENTIF. & REFERENCE

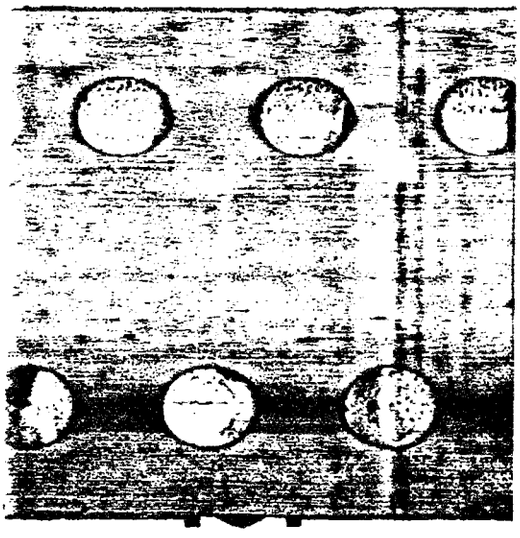
0209761

96 AUG -1 PM 1:16

PATRICK T. WILSON REGISTER
DAVIDSON COUNTY, TN.

1896 08/01 0101 03CHECK 46.00





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

RECEIVED OF _____

FOR _____

BOOK 10141 PG 115

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 10000.00
				CON TX 37.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 46.00
				CHECK 46.00
			08/01/96 01	13:19 0001 1896

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209761
IDENTIF. # REFERENCE

96 AUG -1 PM 1:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1069479