BOOK 10921 PG 663

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
James E. Berry
325 Bridgeway Court
Nashville, TN 37211

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 72-1
PARCEL 260
15DZ-12480

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Vallean Hare and Rachel Ranellucci, both unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James E. Berry, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 8, on the Plan of W. J. Myers Subdivision of a part of Maxey's Addition, of record in Plat Book 332, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being a part of the same property conveyed to Vallean Hare and Rachel Ranellucci, by deed from Rachel Ranellucci of record in Book 10406, Page 154, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.
This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is improved property known as 2315 Burns Street, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James E. Berry, his heirs and assigns, forever; and we, Vallean Hare and Rachel Ranellucci, both unmarried do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

98 MAY -7 AM 10:25
DAVIDSON COUNTY, TN

0435167
IDENTIFICATION REFERENCE

4335 05/07 01:01 03CHECK 83.00

Witness our hands this the 27th day of April, 1998.

Vallean Hare

Vallean Hare

Rachel Ranellucci

Rachel Ranellucci

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Vallean Hare and Rachel Ranellucci, both unmarried 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of April, 1998.

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Gene W. Floyd

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 20,000.00.

Lisa D. Brown

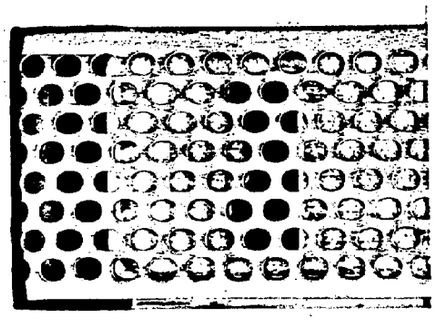
AFFIANT

Subscribed and sworn to before me this 27th day of April, 1998.

Gene W. Floyd

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.



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

RECEIVED OF _____

FOR _____

BOOK 10921 PG 665

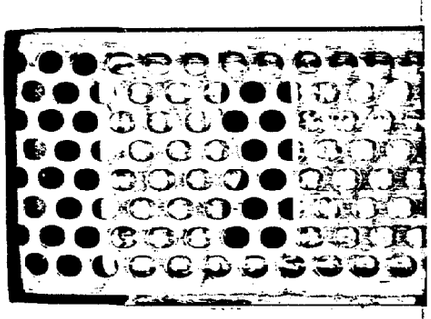
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 8.00
TOTAL 83.00
CHECK 83.00

05/07/98 01 10:28 0001 4335

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0435167
IDENTIF. # REFERENCE

98 MAY -7 AM 10:25
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1290384