BOOK 11110 PAGE 701

This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road, Suite 110
Nashville, Tennessee 37215 Box 9-B

Address New Owner(s):	Send Tax Bills to	Map: 131-14
Stephen A. Berry	NEW OWNER	Parcel: 94
4705 Villa Green Drive		Field Book: 16DA30776
Nashville, TN 37215		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, FRED J. BERRY and wife, BETTY M. BERRY, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to STEPHEN A. BERRY, ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4705 Villa Green Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

AND Grantors covenant that they 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 as set out on Exhibit "B" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 14th day of September, 1998.

Fred J. Berry by Betty M. Berry
FRED J. BERRY by Betty M. Berry, his
Attorney-in-Fact

Betty M. Berry
BETTY M. BERRY

98 SEP 14 PM 12:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0487335
IDENTIF. ↑ REFERENCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, BETTY M. BERRY, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said FRED J. BERRY and is authorized by the said FRED J. BERRY to execute this instrument on his behalf.

Witness my hand, at office, this 14th day of September, 1998.

NOTARY PUBLIC

My Commission Expires: 9/23/2001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY M. BERRY, 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 14th day of September, 1998.

Notary Public

My Commission Expires: 9/23/2001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of September, 1998.

Notary Public

My Commission Expires: 9/23/2001

Exhibit "A" BOOK 11110 PAGE 703

Being Lot No. 308 on the Plan of Seven Hills, Section VI, as of record in Book 2900, page 107, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the west terminus of Villa Green Drive, and runs back 273.8 feet on the northerly line and 346.2 feet on the southerly line, to a dead line, which is a broken line, on which it measures 277.3 feet.

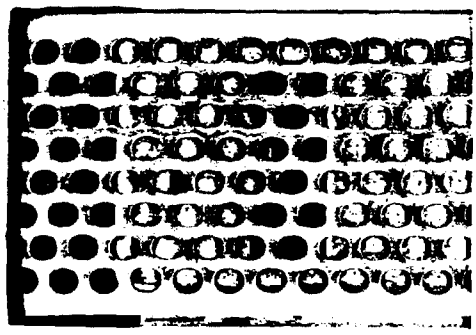
Being the same property conveyed to Fred J. Berry and wife, Betty M. Berry by deed from Haury & Smith Contractors, Inc. of record in Book 3226, page 61, Register's Office for Davidson County, Tennessee.

Exhibit "B"

1. 1998 real property taxes, a lien, but not yet due and payable.

2. All matters appearing on the Plan of record in Plat Book 2900, page 107, Register's Office for Davidson County, Tennessee.

0223 09/14 0101 03CHECK 944.00



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

RECEIVED OF _____

FOR _____

BOOK 11110 PAGE 705

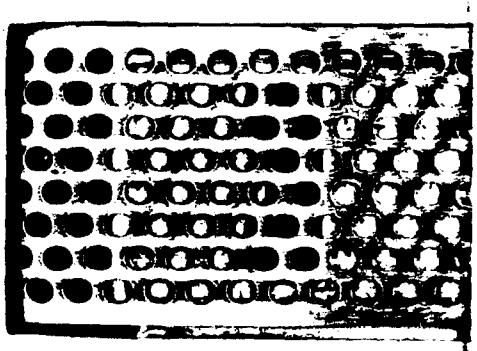
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 250000.00
CON TX 925.00
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 944.00
CHECK 944.00

09/14/98 01 12:07 0001 0223

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0487335
IDENTIF. # REFERENCE

98 SEP 14 PM 12:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1345614