NOTARY PUBLIC AT LARGE
EVELYN D. WRIGHT
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE 10004
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Brian Berkon

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd **DAY OF** June, **19** 99.

Evelyn D. Wright

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Berkon	America's Wholesale Lender	96-13-102
(NAME)	(NAME)	
2868 Lyncrest Drive	155 N. Lake Avenue	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37214	Pasadena, California 91109	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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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, Wendy C. Powell, sole heir of Herbert Carney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian Berkon and wife, Julie Berkon

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. 2 on the Plan of Twin Lawn Subdivision, Section 2, of record in Book 2854, Page 44, Register's Office for said County, to which plan reference is made for a more complete description of said lot.

BEING the same property conveyed to Herbert Carney by deed from Dan M. Escue and wife, Melodie A. Escue, filed of record in Book 7543, page 823, Register's Office for Davidson County, Tennessee; the said Herbert Carney having since died, the property vests in Wendy C. Powell, as sole heir of Herbert Carney.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

IDENTIF. & REFERENCE 06051152

99 JUN 29 AM 9:13
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

This is unimproved property known as 2868 Lyncrest Drive, Nashville, TN 37214

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 her hand this 23rd day of June, 19 99.

Wendy C. Powell

Wendy C. Powell

STATE OF TENNESSEE
$329.20
RECEIVED FOR RECORD
06/29/99 01:01 PM

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

Wendy C. Powell, sole heir of Herbert Carney

the bargainor____, 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 for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of June, 19 99.

My commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

060515152
IDENTIF. & REFERENCE

99 JUN 29 AM 9:13

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAMT	8600.00
EXMPR	CO
MAMT	8600.00-
CAMT	8600.00
CON TX	318.20
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	329.20
CHECK	329.20

06/29/99 01 09:19 0001 5468

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1483942