PREPARED BY (AND RETURN TO):

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Instr:20000602005481?
REC'D FOR REC 06/02/2000 8:05:26AM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $1036.00

W & I Ref: (gj) Title No: 41707
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert L. Berry Norma S. Berry 118 Longwood Place Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-09-B-010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 280000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward H. Kriel, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert L. Berry and spouse, Norma S. Berry,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 10 on the Plan of Longwood Subdivision of record in Plat Book 5200, page 86, amended in Book 5419, page 183, Register's Office for said County.

SAID Lot No. 10 fronts 60.0 feet on the easterly margin of Longwood Place and extends back between parallel lines 70 to a dead line in the rear, measuring 60 feet thereon.

BEING the same property conveyed to Edward H. Kriel and wife, Mary Jane Kriel by deed from Arthur E. Martin and wife, Pauline G. Martin of record in Book 6039, page 720, Register's Office for said County. The said Mary Jane Kriel has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 86, as amended in Book 5419, page 183, said Register's Office, which Plan shows a 20 foot minimum building setback line from the rear line and a 10 foot minimum setback line from the easterly portion of the southerly line and the northerly portion of the westerly line; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5287, page 712, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 5344, page 353, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 118 Longwood Place, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of May, 2000.

Edward H Kriel

Edward H. Kriel

State of Tennessee
County of Williamson

On this 30th day of May, 2000, before me the undersigned authority, personally appeared **Edward H. Kriel**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2003

My Commission Expires: _____ Notary Public

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 280000.00

Affiant

Sworn and subscribed before me on the 30th day of May, 2000.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2003

My Commission Expires: _____ Notary Public