BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39176** FILE BOX "7"

WARRANTY DEED

Instr:200008020076656 Page: 1 OF 2
REC'D FOR REC 08/02/2000 3:11:26PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $525.40

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 142,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **34st DAY OF JULY, 2000.**

Notary Public

MY COMMISSION EXPIRES: Sept 23, 2000

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
CHRISTOPHER BERKEY and wife, **CAROLYN SZETELA** **1507 Ferguson Avenue** **Nashville, Tennessee 37212**	AMERICA WHOLESALE lender 4500 PARK GRANADA CALABASAS, CA 91302	**117-8-138** **24W 14210**

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 **THE ESTATE OF BERRY WILSON**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER BERKEY and wife, CAROLYN SZETELA**

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. 177 and the westerly 5 feet of Lot 178 on the Plan of Victoria Place as of record in Book 332, page 10, Register's Office for said County.

SAID Lot 177 fronts 60 feet on the south side of Ferguson Avenue and runs back between lines 140 feet to an alley. The westerly 5 feet of Lot 178 fronts on the south side of Ferguson Avenue and runs back between lines 140 feet to an alley.

BEING the same property conveyed to Barry Wilson and wife, Maranda Wilson by deed from Susan Vaughan Arnold, a widow, of record in Book 4235, page 228, Register's Office for Davidson County, Tennessee. The said Barry Wilson and wife, Maranda Wilson having since died. Order allowing sale of property having been filed on July 24, 2000, Probate Court for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **1507 Ferguson Avenue, Nashville, Tennessee 37212**
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 MY HAND THIS 31st DAY OF JULY, 2000.

THE ESTATE OF BERRY WILSON

/ Rozella Peebles

ROZELLA PEEBLES, Administratrix

.STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ROZELLA PEEBLES, as Administratrix of the Estate of BERRY , deceased, 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 the 31st day of July, 2000.

Alan I Sahm

NOTARY PUBLIC

My Commission Expires: 9/28/2002