THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17644**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $268,000.00. Jennifer McDowell Affiant Subscribed and sworn to before me, this 15th day of December, 2000. Notary Public My Commission Expires: 01-31-04

WARRANTY DEED

Address New Owner: Mr. Thomas H. Ware 4705 Villa Green Drive Nashville, Tennessee 37215	**Send Tax Bills To:** National Bank of Commerce 115 29th Avenue South Nashville, TN 37212	**Tax Information:** MAP 131-14 PAR 94 FB 16DA 30776

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, STEPHEN A. BERRY, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to THOMAS H. WARE ("Grantee"), its successors, 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 37215.

Subject property is not the principal residence of Ann Berry, the spouse of the Grantor.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantor has executed this instrument on this 15th day of December, 2000.

Stephen A. Berry by

STEPHEN A. BERRY, BY: GEORGE E. MUDTER, JR., ATTORNEY-IN-FACT PURSUANT TO POWER OF ATTORNEY BEING RECORDED SIMULTANEOUSLY HEREWITH

Davidson County DEEDWARR
Recvd: 12/20/00 09:29 2pgs
Fees:11.00 Taxes:991.60
20001220-0124629

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE E. MUDTER, JR., with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for said STEPHEN A. BERRY and is authorized by the said STEPHEN A. BERRY to execute this instrument on HIS behalf.

Witness my hand, at Office, this 15th day of December, 2000.

My commission expires:
9/25/2004

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 308 on the Plan of Seven Hills Section 6, as of record in Plat Book 2900, page 107, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen A. Berry by deed from Fred J. Berry and wife, Betty M. Berry of record in Book 11110, page 701, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 2900, page 107, said Register's Office.