Davidson County DEEDWARR
Recvd: 04/06/01 13:21 2pgs
Fees:11.00 Taxes:480.63
20010406-0033924

FILE NO: 20010107

**This instrument prepared by:**
Kay B. Housch, Esq., BPR #010995
Beaty & Housch, P.C.
214 Second Ave. North, Suite Two
Nashville TN 37201

# WARRANTY DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Map Parcel Numbers |
|---|---|---|
| (NAME)<br>SunTrust Bank, Nashville, Trustee under will of Buford Taylor | (NAME)<br>Same | Map 63-12 |
| (STREET ADDRESS)<br>PO Box 305110, Dept. NA6500 | (STREET ADDRESS) | Parcel 26 |
| (CITY) (STATE) (ZIP)<br>Nashville TN 37230-5110 | (CITY (STATE) (ZIP) | |

**FOR AND IN CONSIDERATION** of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **ALISA S. SHERRON also known as ALISA S. BERRY, a married person,** has this day bargained and sold, and does hereby transfer and convey unto the said**MARY TAYLOR, as to a life estate and the remainder estate to SUNTRUST BANK, NASHVILLE, A GEORGIA CORPORATION, TRUSTEE UNDER WILL OF BUFORD TAYLOR,** collectively, the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Southfork Subdivision, Section Two, of record in Plat Book 6250, page 386, Register's Office for said County, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Alisa S. Sherron by deed of record in Book 10718, page 133, Register's Office, Davidson County, Tennessee.

Chad Allan Berry, spouse of grantor, hereby joins in the execution of this deed for the purpose of conveying any marital rights, including homestead, he has in the property.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is $129,900.00

Subscribed and sworn to before me this the 6th day of April, 2001.

Nancy Carr for SunTrust Bank
Affiant

My commission expires: 9/29/2001
(Affix Seal)

Notary Public

**This is improved property known as 4512 South Trace Boulevard, Old Hickory, Tennessee 37138**

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns, forever we covenant that we 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 for those encumbrances set forth hereinafter,**AND A FIRST OPTION TO PURCHASE THE ABOVE-DESCRIBED PROPERTY HEREBY GRANTED TO CANDY LYNN HAMMERS UPON THE DEATH OF MARY TAYLOR, AS PROVIDED FOR IN AGREED ORDER FILED WITH THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE, AND A CERTIFIED COPY OF WHICH IS BEING RECORDED SIMULTANEOULSY HEREWITH.**

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 3rd day of April, 2001.

Alisa S. Sherron a/k/a Alisa S. Berry

Chad Allan Berry

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **ALISA S. SHERRON also known as ALISA S. BERRY and husband, CHAD ALLAN BERRY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of April, 2001.

Notary Public
My commission expires: 10-14-2002

**ENCUMBRANCES:**
1. 2001 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plat of record in Book 6250, page 386, Register's Office, Davidson County, Tennessee.
3. Subject to Restrictive Covenants of record in Book 6906, page 733, amended in Book 8291, page 955, said Register's Office.
4. Subject to Storm Water Detention Agreement of record in Book 6504, page 406, and Book 6566, page 208, said Register's Office.
5. Terms and conditions of Agreed Order being recorded simultaneously herewith.