Return TO:
LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 05/18/01 09:06 2pgs
Fees:11.00 Taxes:1211.75
20010518-0051556

WARRANTY DEED

THIS INDENTURE, made and entered into this 8 day of August, 2000 by and between
Brian T. Berhow and wife, Kathryn P. Berhow,
5824 Robert E. Lee drive, Nashville, TN 37215

Party of the first part,

and

Albert DeNunzio, III and wife, Ann S. DeNunzio

Party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson,** State of Tennessee:

PLEASE SEE LEGAL ATTACHED HERETO AND MADE A PART OF. See Notary Page

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN SAID REGISTER'S OFFICE, IF ANY.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; and that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.
The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their property gender and number according to the context thereof.

WITNESS the signature(s) of the party of the first part the day and year first above written.

Brian T. Berhow

Kathryn P. Berhow

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brian T. Berhow and wife, Kathryn P. Berhow,** to me known to be the person(s) described in and who executed the Warranty Deed, and acknowledged that (t)he(y) executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 8th day of August 2000

My Commission Expires SEPT. 29, 2001

Mary J. Karnes
Notary Public

MARY J. KARNES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Property Address:

This instrument prepared by:
William Howard Boyles, Attorney at Law, P.O. Box 50932, Dallas, TX
State Tax_____$
Register's fee
Recording fee
Total

I, or we, hereby swear of affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $327,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brian T. Berhow Affiant

Kathryn P. Berhow Affiant

Subscribed and sworn to before me this 8th day of August 2000.

Notary Public
Commission Expires My Commission Expires SEPT. 29, 2001

MARY J. KARNES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

Address new owner(s):

Albert Nunzio III, et ux
5824 Robert E. Lee Drive
Nashville, TN 37215

Send Tax Bills to:

New Owner(s)

Map & Parcel No.:

145-9-53

THIS DOCUMENT IS BEING RECORDED CONCURRENTLY HEREWITH

LAND in Davidson County, Tennessee, being Lot No. 94 on the Plan of Tyne Valley Estates, Section 5, as shown on plat of record in Plat Book 3600, Page 54, amended in Book 3816, Page 87 in the 'Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description./

Being the same property conveyed to Brian T. Berhow and wife, Kathryn P. Berhow by deed from Raymond Y. Thomasson and wife, Judy G. Dugger Thomasson of record in Book 11031, Page 836 Register's Office for Davidson County.