WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/17/01 13:11 2pgs
Fees:13.00 Taxes:518.00

20010917-0100483

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September, 2001

Notary Public

MY COMMISSION EXPIRES: January 31, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie Littlejohn (NAME)	1st Trust Bank for Savings, (NAME)	105-13/48.00
1200 Ashwood Avenue (ADDRESS)	P.O. Box 17257 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (CITY) (STATE) (ZIP)	

FOR AND 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, ~~WE~~, I, Chris J. Berkey, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie Littlejohn, unmarried

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 the easterly part of Lot No. 350 on the Plan of Resubdivision-Part of Belmont Land Co. Subdivision of Belmont Heights, as of record in Book 421, Page 71, Register's Office for Davidson County, Tennessee, and further described by a survey of John Kohl and Company, dated October 20, 1998, as follows:

BEGINNING at a point in the northerly margin of Ashwood Avenue, said point being the southeasterly corner of Colin A. Walker property, of record in Book 5838, Page 53, said Register's Office and running eastwardly with said northerly margin of Ashwood Avenue, 23.62 feet, more or less, to a curve; thence, northeastwardly around said curve, 40.61 feet to a point in the westerly margin of 12th Avenue South, formerly known as Granny White Pike or Middle Franklin Pike; thence, northwardly with said westerly margin of 12th Avenue South 104.67 feet, more or less, to a curve; thence, around said curve northwestwardly 30.33 feet to a point in the southern margin of an alley; thence, westwardly with said alley 28.05 feet, more or less; thence, westwardly with said alley 28.05 feet, more or less; thence, southwardly with the Colin A. Walker property 150 feet, more or less, to the point of BEGINNING.

BEING the same property conveyed to Chris J. Berkey, a single person, by deed from Secretary of Veterans Affairs, an Office of the United States of America of record in Book 9181, Page 951, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1200 Ashwood Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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~~ our hand s this 7th day of September, 2001

Chris J. Berkey

Carolyn Szetela

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 Chris J. Berkey, married and wife, Carolyn Szetela

the bargainor S, 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 7th day of September, 2001.

Commission expires January 31, 2004

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

CAROLYN SZETELA, spouse of the above named Chris J. Berkey, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.