Davidson County DEEDWARR
Recvd: 11/07/01 07:44 2pgs
Fees:13.00 Taxes:616.05

20011107-0122068

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 166,500.00

Beth Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 2001

Laura Shoun
Notary Public

MY COMMISSION EXPIRES 5/30/04

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jim Berryman and Joy Berryman, husband and wife
(NAME)

808 North Graycroft Avenue
(STREET ADDRESS OR ROUTE NUMBER)

Madison, Tennessee 37115
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:
Pulte Mortgage Corporation
(NAME)

7475 South Joliet Street
(STREET ADDRESS)

Englewood, CO 81217-9653
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
42-3-95

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, WE, **Ben D. Cunningham and Martha M. Cunningham, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jim Berryman and Joy Berryman, husband and wife**, 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. 5, on the plan of Castle Grove, Section 1, as shown on plat of record in Plat Book 2900, Page 60, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ben D. Cunningham and Martha M. Cunningham , by Deed of Record in Book 6906, Page 87, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

The signatures of Ben D. Cummingham and Martha M. Cunningham are signed by their duly appointed Attorney-in-Fact Cecelia C. Hettinger, pursuant to the Power of Attorney recorded in Book 11166, Page 269 and Book 11166, Page 272, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 808 North Graycroft Avenue, Madison, TN 37115.

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. 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 my/our hand(s) this 31st day of October, 2001.

Ben D. Cunningham by Cecelia C. Hettinger
Ben D. Cunningham
By: Cecelia C. Hettinger, Atty-in-Fact

Martha M. Cunningham by Cecelia C. Hettinger
Martha M. Cunningham
By: Cecelia C. Hettinger, Atty-in-Fact

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 Ben D. Cunningham and Martha M. Cunningham, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 31st day of October, 2001.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of October, 2001.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Cecelia C. Hettinger , attorney-in-fact for Ben D. Cunningham and Martha M. Cunningham, husband and wife , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that Cecelia C. Hettinger is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of October, 2001.

My Commission Expires: 01/26/04

_____
Notary Public

NOTARY PUBLIC
AT LARGE
TENNESSEE

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282