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. 18718**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. Martha M. Tygard Affiant Subscribed and sworn to before me this 15th day of FEBRUARY, 2002. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Ms. Martha M. Tygard 8581 Sawyer Brown Road Nashville, TN 37221	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 142-13-C PAR 14.00 CO FB 09D 82756

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, MARGARET R. BERRY, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MARTHA M. TYGARD, UNMARRIED ("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 8581 Sawyer Brown Road, Nashville, Tennessee 37221.

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 FEBRUARY, 2002.

Margaret R. Berry By John Curley, Attorney in Fact
MARGARET R. BERRY, BY: JOHN CURLEY,
ATTORNEY-IN-FACT PURSUANT TO A
POWER OF ATTORNEY BEING PLACED OF
RECORD IMMEDIATELY PRIOR HERETO

Davidson County DEEDWARR
Recvd: 02/19/02 11:36 2pgs
Fees:13.00 Taxes:629.00
20020219-0020871

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN CURLEY, 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 MARGARET R. BERRY and is authorized by the said MARGARET R. BERRY to execute this instrument on HER behalf.

Witness my hand, at office, this 14th day of February, 2002.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires:
My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 8581 together with carport designated No. 8581-C on the Plan of River Plantation Section X, Phase IIA of record in Plat Book 7900, pages 956 and 957, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation, Section Ten, Phase One, a horizontal property regime established by Master Deed of record in Book 9394, page 598, annexed in Book 9669, page 111, said Register's Office.

Being the same property conveyed to Margaret R. Berry, Widow, by deed from Haury and Smith Contractors, Inc. of record in Book 10005, page 832, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 7389, page 924, Book 9394, page 598 and Book 9669, page 111; (3) Charter of record in Book 7402, page 591; and (4) All matters appearing on the Plan of record in Plat Book 7900, pages 956 and 957, said Register's Office.

Margaret R. Berry and Margaret Randall Berry are one and the same person.