Davidson County DEEDWARR
Recvd: 08/19/02 15:43 2pgs
Fees:13.00 Taxes:148.00
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WARRANTY DEED

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:
George A. Thieme Sheri L. Thieme 537 Harpeth Trace Drive Nashville, Tennessee 37221	SAME MAP-PARCEL NUMBER Map 143-02-A; Parcel 50
THIS INSTRUMENT PREPARED BY: HERBERT R. RICH Attorney at Law 213 Third Avenue, North Nashville, Tennessee 37201 615/254-3341	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $40,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19TH DAY OF AUGUST, 2002 Notary Public My Commission Expires: 7/26/03 Expires July 26, 2003

FOR AND IN CONSIDERATION OF the sum of forty thousand and no one-hundredths Dollars ($40,000.00) and other good and valuable consideration paid by George A. Thieme and wife, Sheri L. Thieme, (hereinafter referred to as "Grantee") to Warren R. Berrie, (hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged, Grantor has bargained and sold, and does hereby transfer and convey, unto the said Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 50 on the Plan of Harpeth Trace Estates, Section Three, of record in Book 5200, Pages 751, 752, & 753, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> **BEING** the same property conveyed to Warren R. Berrie by deed from Jerome L. Rosenblum and wife, Brenda G. Rosenblum, of record in Book 8522, Page 909, said Register's Office.

This is unimproved property known as 804 Harpeth Trace Place, Nashville, Davidson County, Tennessee 37221.

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~~Penny~~ L. Berrie joins in this conveyance for the limited purpose of conveying any interest she may have in the property by reason of her marital status.

TO HAVE AND TO HOLD the said tract or parcel of land, with the hereditaments, appurtenances, estate, title, and interest thereto appertaining to the said Grantee, their heirs and assigns, forever.

AND the Grantor does hereby covenant with the Grantee, their heirs and assigns, that they are lawfully seized in fee simple; have full power, authority, and right to convey the same; and that said premises are unencumbered except: (a) 2002 property taxes, which have been assumed by Grantee; (b) zoning limitations, and easements and restrictions of record; and (c) rights of persons in possession. Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties have set their hands and seal, on this the 19th day of August, 2002.

WARREN R. BERRIE

~~PENNY~~ L. BERRIE

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ACKNOWLEDGEMENT

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, Andrew B. Gibson, Jr. a Notary Public in and for said County and State, Warren R. Berrie and wife, ~~Penny~~ L. Berrie, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 7/26/03

GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Expires July 26, 2003