PREPARED BY (AND RETURN TO):

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W & I Ref: (SK) Title No: 43912

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/04/02 12:33 2pgs
Fees:13.00 Taxes:1561.40
20021104-0134952

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James Wilson Berry Jr. Martha Jo Berry 104 Bridleton Lane Brentwood, Tennessee 37027	SAME

TAX MAP-PARCEL NUMBERS: 160-11-A-062

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$422,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark A. Girone and spouse, Andree K. Girone**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Wilson Berry Jr. and spouse, Martha Jo Berry** hereinafter called the **Grantee**, Grantee's 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. 62 on the Plan of Phase II, II and IV Hemmingwood of record in Book 6900, pages 6, 7, and 8 Register's Office for said County.

SAID Lot No. 62 fronts 131.40 feet on the easterly margin of Bridleton Lane and extends back 200.00 feet on the northerly lien and 196.27 feet on the southerly lien to a dead line in the rear, measuring 45.00 feet thereon.

BEING the same property conveyed to Anthony Girone and wife, Jean Girone by deed from Homes by Heritage, Inc., a Tennessee Corporation of record in Book 7930, page 560, said Register's Office. By Quitclaim Deed of record in Book 8656, page 74, said Register's Office, the said Anthony Girone and wife, Jean Girone conveyed their interest in subject property to Mark A. Girone and spouse, Andree Girone.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, , pages 6, 7, and 8, said Register's Office, which Plan shows a designated building envelope, and a 10 foot easement for public utility and drainage purposes along the front line of said lot and a portion of the southerly and rear liens of said lot; Storm Water Detention Agreement of record in Book 6728, page 673, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 6730, page 329, Book 6925, page 268, Book 6948, page 268, Book 7474, page 205, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 104 Bridlington Lane, Brentwood, Tennessee 37027

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of October, 2002 .

Mark A. Girone

Andree K. Girone

State of TENNESSEE

County of WILLIAMSON

On this 31st day of October, 2002 , before me the undersigned authority, personally appeared **Mark A. Girone and Andree K. Girone** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

My Commission Expires JULY 26, 2003

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $422,000.00

Affiant

Sworn and subscribed before me this 31st day of October, 2002

My Commission Expires Jan. 25, 2006

Notary Public

My Commission Expires: _____

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE