Prepared by and after Recording Return To:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2030368

Davidson County DEEDWARR
Recvd: 05/06/03 13:19 2pgs
Fees:13.00 Taxes:311.10
20030506-0060244

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Debra Cornelia Crump Ballard** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Larry A. Berry** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 43 on the Plan of Buena Vista Estates, Section 3, of record in Book 4175, page 139, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to ebra Cornelia Crump Ballard from Cecille E. Crump, an unmarried individual, by Quitclaim Deed dated April 20, 1999 and recorded April 30, 1999 in Book 11454, page 972, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Book 4175, page 139, Register's Office for Davidson County.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes which taxes have been prorated between the parties herein and any such encumbrances and set forth in .

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 29th day of April, 2003.

Debra Cornelia Crump Ballard

Debra Cornelia Crump Ballard

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Debra Cornelia Crump Ballard** 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 foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 29th day of April, 2003

M. Lynn Bodden

Notary Public

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.

My Commission Expires: [illegible] EXP.
10/22/05

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $84,080.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of April, 2003.

Notary Public

My Commission Expires: _____

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. 10/22/05

MAP AND PARCEL NUMBERS: 59-05-81.00

ADDRESS NEW OWNER:
Larry A. Berry
4146 Boyd Drive
Nashville, TN 37218

SEND TAX BILLS TO THE SAME ADDRESS
SAME