Return to: AMERICAN TITLE COMPANY, INC.
925 Industrial Drive
Old Hickory, TN 37138

WARRANTY DEED

GREGORY D. VADNER
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.
My Commission Expires JULY 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November, 2003

Notary Public

MY COMMISSION EXPIRES: July 24, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth H. Dupree (NAME)	SAME AS NEW OWNER (NAME)	MAP 5-10-A
3504 Chesapeake Dr. (ADDRESS)	~~First Franklin Financial Corp~~ ~~112 Town Park Drive Suite G150~~ (ADDRESS)	PARCEL 1.00 CO
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	~~Kennesaw, GA 30144~~ (CITY) (STATE) (ZIP)	

FOR AND 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, Michael D. Berry, ~~An unmarried man~~ and his wife, Stephanie L. Berry HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth H. Dupree, ~~an unmarried man~~

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:

Schedule A - Legal Description

Property located at: 3504 Chesapeake Dr, Davidson County, Nashville, TN 37027
AND:

A certain condominium apartment in Davidson County, Tennessee, being unit No. 1 on Lot No. 29 on the condominium side plan of Phase I, Lot 2-7, 29-34, Section One, Chesapeake Homes, of Record in Book 5800, page 155, as revised in Book 5800, page 165, both in which plan and record thereof are incorporated herein and made a part by reference.

Being the same property conveyed to Michael D. Berry by deed dated 11-04-87, from Hill Financial Savings Association, filed for record on 11-04-87, in Book 7395, page 86, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters appearing on the plan of record in book 5800, page 155 and revised in Book 5800, page 165, siad Register's Office (2) The lien for any unpaid dues and/or special assessments levied pursuant to the terms of the Master Deed shown above. (3) Rights of others in and to the common elements and/or areas. (4) Easement contained in instrument of record in Book 7704, page 376, said Register's Office (5) zoning regulations; (6) taxes that have been assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 3504 Chesapeake Dr., Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand this 7th day of November 2003

Michael D. Berry

Stephanie L. Berry

Davidson County DEEDWARR
Recvd: 11/18/03 14:37 2pgs
Fees:13.00 Taxes:166.50

20031118-0168359

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 Michael D. Berry and his wife Stephanie L Berry

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 7th day of November, 2003.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

GREGORY D. VADNEY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My commission expires _____

_____
Notary Public