File No. 4219
This instrument was prepared by:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER:
Thomas John Polacco
5307 Nevada Avenue
Nashville, TN 37209

Davidson County DEEDWARR
Recvd: 01/29/04 11:32 3pgs
Fees:18.00 Taxes:266.59
20040129-0011147

SEND TAX BILLS TO:
Same

MAP: 91-15
PARCEL: 79

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WARRANTY DEED

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FOR AND IN 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 are hereby acknowledged, I, **Josephine B. Berry, a widow**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Thomas John Polacco**, hereinafter called the Grantee, his heirs and assigns, a certain tract of land or parcel of land located in **DAVIDSON** County, Tennessee, described as follows:

BEING part of Lot 14 on the plan of Realty Savings Bank and Trust Companies First Addition of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, as follows: **BEGINNING** at a point in the South margin of Nevada Avenue, said point being 50 feet West of the Northwest corner of a parcel of land deeded by the Tennessee Property Co. to Julius Parman by deed dated Nov. 5, 1922, recorded in Deed Book 602, Page 165, Register's Office for Davidson County, Tennessee. Said point of beginning being 146.5 feet West of the West margin of Fifty-Third Avenue South; thence in a Southerly direction, along a line West of, parallel to and distant 50 feet from the Parman West boundary line, 320 feet to the North margin of Dakota Avenue; thence West, with the North margin of Dakota Avenue, 50 feet to a point; thence North, along a line parallel to the East margin of the parcel herein conveyed, 320 feet to the south margin of Nevada Avenue; thence East, with the South margin of Nevada Avenue, 50 feet to the point of beginning, and being a part of the same property conveyed to K. A. Berry and wife, Inez Spann Berry, by deed from the Tennessee Property Co. dated Sept. 20, 1935 and recorded in Book 981, Page 294, Register's Office for Davidson County, Tennessee, to which reference is here made.

BEING the same property conveyed to Horace A. Berry and wife, Josephine B. Berry, by deed from Carl E. Becker and wife, Nancy Becker, of record in Book 7891, Page 759, Register's Office for Davidson County, Tennessee; **AND** a part of the same property conveyed to Josephine B. Berry by deed from Horace Alton Berry of record in Instrument Number 200005030044275, said Register's Office.

This is the same description as in the previous deed of record.

The above described property is sold "as is".

This is improved property known as 5307 Nevada Avenue, Nashville, Tennessee 37209.

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, his heirs and assigns, forever; and I do covenant with the said Grantee, that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heir 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 28th day of January, 2004.

Josephine B. Berry

JOSEPHINE B. BERRY

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Josephine B. Berry**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 28th day of January, 2004.

Notary Public

My Commission Expires: 3-17-2004

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is **$72,050.00**.

Affiant

Subscribed and sworn to before me, this 28th day of January, 2004.

Notary Public

My Commission Expires: 3-17-2004