RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Suite 300
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 02/06/04 09:54 2pgs
Fees:13.00 Taxes:555.00

20040206-0014597

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ **150,000.00**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: 1/16/04

NOTARY PUBLIC

COMMISSION EXPIRES: 5/30/07

NOTARY PUBLIC AT LARGE
Robin Jackson
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY: Grissim Title & Escrow, LLC 2309 Crestmoor Rd, Suite 300, Nashville, TN 37215		
ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
DIONNE C. BERRY NATHAN A. BERRY 574 JOYCE LANE NASHVILLE, TENNESSEE 37216	same as new owner	MAP 61-1 PARCEL 21

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONDISERATINS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ESTATE OF HELEN WIGGERS TOLLESON**

I/WE HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DIONNE C. BERRY AND NATHAN A. BERRY, WIFE AND HUSBAND**

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being in the 12th Civil District of said County, and described according to a copy of a survey made September 7, 1960 by William Collier Parrish Associates, Civil Engineers, as follows:

Beginning at a concrete monument in the south margin of Joyce Lane, at the northwest corner of Lot No. 307, Gra Mar Acres, Section II, as of record in Book 2663, page 113, thence with the west line of said Subdivision, South 2 degrees 30' West 326.07 feet to an iron stake; thence West 130.6 feet to an iron stake, in the east line of the property conveyed to A.T. Sledge as of record in Book 853, page 137, Register's Office; thence with the east line of said Sledge's property, North 2 degrees 30' East 326.22 feet to an iron stake in the south margin of Joyce Lane; thence with the margin of said Lane, South 87 degrees 26' East 130.6 feet to the point of beginning.

Being the same property conveyed to Helen W. Tolleson by Deed of record in Book 7544, Page 305, Register's Office for Davidson County, Tennessee. Helen W. Tolleson having died August 21, 2003. Said property vests in the Estate of Helen Wiggers Tolleson pursuant her Last Will and Testament as probated in the Twentieth Judicial Circuit Court of Nashville, Tennessee, Probate Division in Case # 03P-1567.

Helen Tolleson, Helen W. Tolleson and Helen Wiggers Tolleson are one in the same person.
Subject to all easements, covenants, conditions, reservations, leases and restrictions of record , all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS: 574 Joyce Lane, Nashville, Tennessee 37216

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: January 16, 2004

Tom Knighton, Successor Executor

Tom Knighton

Norma Angell

Clyde Angell

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 Tom Knighton, Norma Angell and Clyde Angell the bargainor(s), 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 Nashville, Tennessee, this 16th day of January, 2004.

Notary Public

NOTARY PUBLIC
AT LARGE
Robin Jackson
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

My Commission Expires: 5/30/07

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the County and State 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, a corporation, and that _____ as such _____ and _____ being authorized to do so, execute the foregoing instrument of the purposes therein contained by signing the name of the coporation, by the said _____ as such _____.

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

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of January, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Tom Knighton, Successor Executor to me known to be the person who executed the foregoing instrument in behalf of Estate of Helen Wiggers Tolleson, and acknowledged that he executed the same as free act and deed of the said Estate of Helen Wiggers Tolleson.

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of January, 2004.

Notary Public

My Commission Expires: 1-29-05

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that ____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

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

Notary Public

My Commission Expires: _____