This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 999-461

ADDRESS NEW OWNER:
Joe Rob Berman
3097 McCreary Road
Lebanon, TN 37090

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

Davidson County DEEDWARR
Recvd: 05/11/04 15:37 2pgs
Fees:13.00 Taxes:529.10

20040511-0054150

SEND TAX BILL TO:
Owner

MAP **75.04**
GROUP
PARCEL **188.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel G. Dillon** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Joe Rob Berman and wife, Marlene Berman**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 461 of the Tulip Grove Subdivision, Section 7, of record in Plat Book 4300, page 186, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Daniel G. Dillon by deed from Joy E. Dillon dated June 27, 1988, of record in Book 7594, page 182, Register's Office for Davidson County, Tennessee. For further source of title, see deed of record in Book 4855, page 193, Register's Office, Davidson County, Tennessee.

This is improved property known as 4738 Trenton Drive, Hermitage, Tennessee 37076. Possession is to be given on April 30, 2004.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his 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.

WITNESS our hands this the 30th day of April, 2004.

Daniel G. Dillon

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Daniel G. Dillon**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 11 - 27. 06

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $143,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 11.27.06