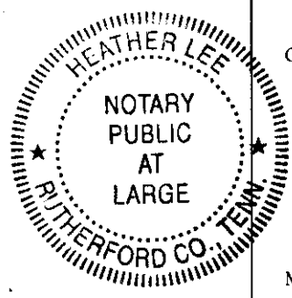
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-18-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raye D. Berry	Same	162-12A-77
(NAME)	(NAME)	
1164 Brittany Park Lane		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/20/04 09:46 2pgs
Fees:13.00 Taxes:438.08

20040920-0112615

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, Kara Monaghan f/k/a Kara Blalock and husband, Michael Monaghan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raye D. Berry, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Brittany Park, Phase II, of record in Plat Book 9700, Page 796, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kara Blalock, by Warranty Deed dated May 14, 1999, From Carlton Enterprises, Inc., a Tennessee corporation, of record in Book 11488, Page 37, Register's Office for Davidson County, Tennessee.

Michael Monaghan joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Kara Monaghan and Michael Monaghan by Terry DeSelms as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20040920011261 4, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1164 Brittany Park Lane, Antioch, TN 37013

(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 our hands this 7th day of September, 2004.

Kara Monaghan f/k/a Kara Blalock by Terry DeSelms as Attorney-in-Fact

Michael Monaghan by Terry DeSelms as Attorney-in-Fact

STATE OF TENNESSEE

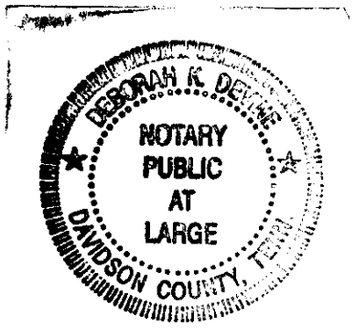
COUNTY OF DAVIDSON

On this 7th day of September, 2004, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Kara Monaghan and Michael Monaghan, and acknowledged that he executed the same as the free act and deed of the said Kara Monaghan and Michael Monaghan, through Power of Attorney granted Terry DeSelms by the said Kara Monaghan and Michael Monaghan.

Witness my hand and official seal at Nashville, Tennessee this 7th day of September, 2004.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public



Please Return To:

Jack Case Wilson
Title Associates
103 Maple St.
Smyrna, TN 37167

R-1730