THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23371-09-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me this 21st day of October, 2004. Notary Public My Commission Expires:

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Clare M. McCabe 705 Vail Court Nashville, TN 37215	**Send Tax Bills To:** Bank of America 830 Central Ave. St Petersburg, Fl. 33701	**Tax Information:** Map No.116.12-0E Parcel No. 145.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary N. Berry**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clare M. McCabe, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 705 Vail Court, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of October, 2004.

Mary N Berry 10-21-04

Mary N. Berry

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary N. Berry**, 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, at office, this 21st day of October, 2004.

Notary Public

My Commission Expires: _____

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
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Davidson County DEEDWARR
Recvd: 10/27/04 12:10 2pgs
Fees:13.00 Taxes:1295.00

20041027-0129333

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Greystone, as of record in Plat book 6200, page 60, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Douglas R. Berry and wife, Mary N. Berry by deed dated 12/03/85 from Sam B. Herbert of record in Book 6726, page 950, Register's Office for Davidson County, Tennessee. Douglas R. Berryhas since conveyed his interest in said property to Mary N. Berry by Quitclaim Deed of record in book 9367, page 980, Register's Office for Davidson County, Tennessee

This conveyance is made subject to:

1. 2004 County Taxes which have been prorated and assummed by the Grantee.
2. Dedication of common area to Greystone Cooperative Corporation of record in Book 6327, page 163, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Greystone Cooperative Corporation of record in Book 6314, page 320, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6200, page 60, Register's Office for Davidson County, Tennessee.