After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
04TN04735

~~RECORD AND RETURN TO;~~
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
~~SP43218~~ 04TN047

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

Davidson County DEEDWARR
Recvd: 08/11/04 09:45 2pgs
Fees:13.00 Taxes:1665.00
[redacted]
20040811-0096952

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bob Berry	Bank of America, N.A.	116-8-B-14
14 Valley Forge	8300 Norman Center Drive, 10th Floor	
Nashville, TN, 37205	Bloomington, MN 55437-1027	

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 IS HEREBY ACKNOWLEDGED, I/WE,

John G. Dunn, Co-Trustee and Andrew D. Dunn, Co-Trustee of the Edward C. Dunn Children's Trust under Instrument dated February 22, 1990

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bob Berry, a ~~married~~ widowed man, and Sandra D. Smith, an unmarried woman

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. 14 on the Second Revised Plan of Phase II of Sugartree, of record in Book 4860, Pages 79 and 80, as amended in Book 5122, Page 326 and Book 5222, Page 468, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to John G. Dunn, Co-Trustee, and Andrew D. Dunn, Co-Trustee, as Co-Trustees for the Edward C. Dunn Children's Trust by deeds from Edward C. Dunn and wife, Shirley E. Dunn, of record in Instrument No.: 200001140004890; Book 11318, Page 838; Book 10750, Page 266; Book 10354, Page 371; Book 9948, Page 338; and Book 9885, Page 483, Register's Office for Davidson County, Tennessee.

(see Legal Description continued)*

Unimproved ( )
This is improved (X) property known as 14 Valley Forge, Nashville, TN 37205

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.

Davidson County DEEDWARR
Recvd: 11/08/04 12:51 2pgs
Fees:12.00 Taxes:0.00
20041108-0134313

RE RECORD

Witness my/our hand(s) this

Co-Trustee

John G. Dunn, Co-Trustee of the Edward C. Dunn Children's Trust

Co-Trustee of Edward C. Dunn Children's Trust

Andrew D. Dunn, Co-Trustee of the Edward C. Dunn Children's Trust

STATE OF TENNESSEE)

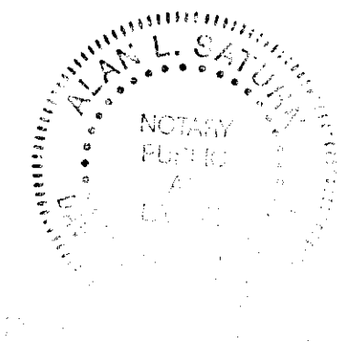
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ANDREW D. DUNN and JOHN D. DUNN, Co-Trustees if the EDWARD C. DUNN CHILDREN'S TRUST UNDER INSTRUMENT DATED FEBRUARY 22, 1990, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/2006



*Legal Description Continued:

Subject to Restrictive Covenants of record in Book 4857, page 157, Book 4874, page 463, as amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, and Book 11755, page 466, Register's Office for Davidson County, Tennessee.

Subject to Charter of record in Book 5683, page 670; Conveyance of Common areas to Homeowner's Association of record in Book 5683, page 675; Easement for sanitary sewers and/or storm drainage of record in Book 7061, page 100, Register's Office for Davidson County, Tennessee.