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40-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $69,000.00

Affiant

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 30th day of November, 2004

Notary Public
My commission expires: 9-30-06

My Commission Expires September 30, 2006

Davidson County DEEDWARR
Recvd: 12/01/04 15:44 2pgs
Fees:13.00 Taxes:255.30

20041201-0143270

03-0410-32320

Address of New Owner:	Send Tax Bills to:	Tax Information
Gage Hampton Snow	Popular Financial Services, LLC	096-07-0-A
342 Stewarts Ferry Pike	301 Lippincott Drive	019.00CO
Nashville, TN 37214	Marlton, NJ 08053	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Fred Berry, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gage Hampton Snow, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 19th Civil District of Davidson County, Tennessee, being Lot No. 3, Unit 2, on the Plan of Bianca Square Condominiums, of record in Book 5800, Page 101, and amended in Book 5200, Page 661, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fred Berry and Celeste Berry, as tenants in common, by deed from Thomas C. Skinner and wife, Janet W. Skinner of record in Book 8022, Page 250, Register's Office for Davidson County, Tennessee. Property being further conveyed to Fred Berry by Quitclaim Deed from Celeste Berry of record in Instrument No. * 20041201-0143269, Register's Office for Davidson County, Tennessee.

Laurie Berry, wife of Fred Berry, joins in the execution of this instrument, for the purposes of conveying her marital rights, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 342 Stewarts Ferry Pike, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30th day of November, 2004.

Fred Berry

Laurie Berry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Fred Berry and Laurie Berry, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of November, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires: 03/14/2005