

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$155,000.00.**

B Marrs
Affiant

Subscribed and sworn to before me, this the 31st day of December, 2004.

Notary Public

My commission expires: 3-1-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles Sanders	**Option One Mortgage Corporation**	**136-05-010.00**
2913 Harbor Lights Drive	**22630 Davis Drive #300**	Davidson County DEEDWARR Recvd: 01/04/05 11:27 2 pgs Fees:13.00 Taxes:573.50
Nashville, TN 37217	**Sterling, VA 20164**	20050104-0001101

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jeffrey S. Berry and wife, Rebecca J. Berry

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

Charles Sanders, an unmarried man

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:

Lot 28 on the plan of Section Two of Bayview of record in Plat Book 9700, Page 517, 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 Jeffrey S. Berry and Rebecca J. Berry by deed from NVR Homes, Inc., t/a Ryan Homes, a NVirginia Corporation of record in Book 11142, Page 11, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record.

This is improved (_X_) Unimproved (____) property, known as **2913 Harbor Lights Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 31st day of December, 2004.

Jeffrey S. Berry

Rebecca J. Berry By Jeffrey S. Berry as her attorney in fact

By atty-in-fact

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jeffrey S. Berry**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of **December, 2004.**

Notary Public

My Commission Expires: 3-1-08

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jeffrey S. Berry** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath is acknowledged to be the Attorney-in-fact for **JRebecca J. Berry,** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **JRebecca J. Berry,** the within named bargainor(s) by the said **Jeffrey S. Berry** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this **31st day of December, 2004.**

Notary Public

My Commission Expires: 3-1-08