PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 02/10/05 12:24 2 pg:
Fees:13.00 Taxes:986.05
20050210-0015531

W & I Ref:(gj) Title No: 46085
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brian Parker Heather Parker 5633 Traceside Drive Nashville, Tennessee 37221	New Owner

TAX MAP-PARCEL NUMBERS: 155-16-0-A-298

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$266,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas K. Berry and spouse, Sally S. Berry**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian Parker and spouse, Heather Parker** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 264 on the Plan of Traceside Section Ten Revision One of record in Book 9700, page 827, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas K. Berry and wife, Sally Slayden Berry by deed from Centex Homes, a Nevada General Partnership of record in Doc. No. 200001110003953, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 827, said Register's Office, which Plan shows a 30 foot minimum building setback line from Traceside Drive, together with additional setback designations, and 20 and 10 foot easement for public utility and drainage purposes along the front and rear line(s), respectively; The Declaration of Covenants, Conditions and Restrictions of record in Book 9236, page 504, Book 9435, page 493, Book 9668, page 899, Book 9677, page 675, Doc. NO. 2001114-0112667, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5633 Traceside Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of February, 2005.

Thomas K. Berry

Sally S. Berry

State of TENNESSEE
County of DAVIDSON

On this 2nd day of February, 2005 , before me the undersigned authority, personally appeared Thomas K. Berry and Sally S. Berry, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 3/[illegible]/2010

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $266,500.00

Affiant

Sworn and subscribed before me this the 2nd day of February, 2005

Notary Public

My Commission Expires: _____

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006