PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 11th day of April, 2005, by and between MARK A. TOLBERT, TRUSTEE AND LINDA S. TOLBERT, TRUSTEE, of THE MARK A. TOLBERT AND/OR LINDA S. TOLBERT REVOCABLE LIVING TRUST, U/T/A DATED 02-10-04, hereinafter called Grantor, and TERESA M. BERRY, A MARRIED WOMAN, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, MARK A. TOLBERT, TRUSTEE AND LINDA S. TOLBERT, TRUSTEE, of THE MARK A. TOLBERT AND/OR LINDA S. TOLBERT REVOCABLE LIVING TRUST, U/T/A DATED 02-10-04, as Grantor, does hereby bargain, sell, transfer and convey unto TERESA M. BERRY, A MARRIED WOMAN, hereinafter referred to as Grantee, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2255 INGRAM ROAD, WHITES CREEK, TN 37189.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds themselves and their successors and assigns, to warrant and forever defend the title to said Grantee, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

THE MARK A. TOLBERT AND/OR
LINDA S. TOLBERT REVOCABLE
LIVING TRUST

BY: Mark A. Tolbert
MARK A. TOLBERT, TRUSTEE
Signature of Seller

BY Linda S. Tolbert
LINDA S. TOLBERT, TRUSTEE

Davidson County DEEDWARR
Recvd: 04/14/05 14:31 3 pgs
Fees:18.00 Taxes:277.50

20050414-0041772

TRUSTEE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, MARK A. TOLBERT, TRUSTEE AND LINDA S. TOLBERT, TRUSTEE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged THEMSELVES to be TRUSTEES of **THE MARK A. TOLBERT AND/OR LINDA S. TOLBERT REVOCABLE LIVING TRUST, U/T/A DATED** 02-10-04, the within named bargainor, and that THEY as such **TRUSTEES**, executed the foregoing instrument for the purpose therein contained, by signing the name of THE TRUST by THEMSELVES as **TRUSTEES.**

Witness my hand, at office, in JOELTON, TENNESSEE, this **11th**, day of **April, 2005.**

Howard M. Skipworth
Notary Public

My Commission Expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

TERESA M. BERRY, A MARRIED WOMAN

2255 INGRAM ROAD
WHITES CREEK, TN 37189

Property Address:

2255 INGRAM ROAD
WHITES CREEK, TN 37189

Person Responsible for Taxes:

SAME

JOELTON

Map & Parcel #: MAP 031-00-0, PARCEL 105.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$75000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Teresa M. Berry
Affiant

Sworn to and subscribed before me, a Notary Public, this 11th day of **April, 2005.**

Howard M Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-2030

EXHIBIT 'A'

LAND in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 1 on the Final Plat of the Resubdivision of Lot 2 Pewitt-Burke Subdivision, of record in Book 8250, page 632, Register's Office for said County. Reference is hereby made to said plan for a more complete and accurate description of said property.

Being a portion of the same property conveyed to The Mark A. Tolbert and/or Linda S. Tolbert Revocable Living Trust, by Quitclaim Deed from Mark A. Tolbert and Linda S. Tolbert, of record in Instrument Number 20040413-0041369, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 031-00-0, PARCEL 105.00).

2. All matters as set forth on the Plan of record in Plat Book 8250, page 632, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. ANY AND ALL OTHER MATTERS which may appear of record in the Register's Office for Davidson County, Tennessee.