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Prepared by:
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Davidson County DEEDWARR
Recvd: 06/29/05 08:40 3 pgs
Fees:18.00 Taxes:1276.50
20050629-0074543

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Martha R. Ingram **120 Hillwood Drive** **Nashville, TN 37205**	**Martha R. Ingram** **120 Hillwood Drive** **Nashville, TN 37205**	**Map 103-4** **Parcel-112**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, C. DEWEES BERRY, IV, TRUSTEE WITH FULL POWER TO SELL, MORTGAGE, LEASE, CONVEY OR OTHERWISE ENCUMBER WITHOUT JOINDER OF ANY BENEFICIARY (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto MARTHA R. INGRAM (hereinafter referred to as "Grantee"), her successors and assigns, all right, title and interest in and to the following described property located in Davidson County, Tennessee:

> Land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, being Lot No. 2 on the unrecorded plan of a subdivision of a part of J. W. Thomas Home Place described according to a survey made June 30, 1950, by James A. Hamilton, Jr., Surveyor, described as follows:
>
> Beginning at a point in the southerly margin of Post Road, said point being the common corner of Lots Nos. 1 and 2 and also being 242.74 feet easterly from the easterly boundary of Hillwood Estates as measured along the southerly margin of Post Road; thence westwardly with the curve of the road 177.17 feet to an iron pin, thence North 27. deg. 35 min. 30 sec. East to an iron pin, being the northwest corner of said Lot No. 2; thence South 64 deg. 35 min. 40 sec. East 378.78 feet to an iron pin, being the southwest corner of said Lot No. 2; thence North 25 deg. 45 min. East 226 feet along

Morgan's line to an iron pin in said line at the common corner of Lots Nos. 1 and 2 and being the southeast corner of said Lot No. 2, thence North 64 deg. 35 min. 40 sec. West 311.48 feet to the point of beginning.

Being the same property conveyed to Grantor herein by Warranty Deed dated August 31, 1998, from James E. Richards and wife, Barbara H. Richards, of record in Book 11100, page 570 in the offices of the Register of Deeds for Davidson County, Tennessee.

This conveyance is made subject to (1) 2005 Taxes, which have been prorated and assumed by Grantee; (2) Agreement of record in Book 1074, page 551; and (3) Easements of record in Book 447, page 285, said Register's Office.

This is improved property known as 4517 Post Road, Nashville, Davidson County, Tennessee 37205.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor. Grantor warrants title to the above-described real estate only against all persons claiming under Grantor, but not any further or otherwise. Notwithstanding the foregoing, Grantor conveys the above-described real estate subject to the encumbrances herein described.

Said property is conveyed subject to such limitations, restrictions and other encumbrances as may affect the premises.

WITNESS MY HAND this 20 day of June, 2005.

GRANTOR:

C Dewees Berry Trustee

C. Dewees Berry, IV, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me Tanya Touchstone a Notary Public of this County, C. DEWEES BERRY, IV, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 20 day of June, 2005.

Tanya Touchstone
Notary Public
My Commission Expires: 11-22-08

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $345,000.00.

C D Berry Atty For
Martha R. Ingram, Grantee

Sworn and subscribed to before me this 20 **day of June, 2005.**

My Commission Expires: _____

TANYA TOUCHSTONE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Tanya Touchstone
Notary Public