PREPARED BY (~~AND RETURN TO~~):

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Recording Requested by &
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St. Paul, MN 55117

25295764

W & I Ref:(_____) Title No: 46346
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/29/05 13:39 2 pgs
Fees:13.00 Taxes:928.70
20050629-0074879

#20041858

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Steven Pritchard 2723 Berrywood Drive Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 118-07-064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$251,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John M. Gore and spouse, Helen W. Gore**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven Pritchard**, an unmarried man 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. 8 on the Plan of Berrywood Subdivision, Section 2, of record in Book 3106, page 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 96.0 feet on the southerly margin of Berrywood Drive, and runs back between lines measuring 199.4 feet on the westerly side and 151.8 feet on the easterly side to a deadline in the rear on which it measures 148.0 feet.

Included in the above description but expressly excluded from this conveyance, is a portion of Lot No. 8 containing 0.03 of an acre, more or less, which was conveyed to the State of Tennessee, for the use and benefit of the Department of Highways by deed of record in Book 4377, page 716, said Register's Office for Davidson county, Tennessee, described as follows:

Beginning at a point in the southwesterly margin of Berrywood Drive said point being the common corner of Lots 7 and 8 of said plan; thence with a curved line in the said margin of Berrywood Drive southeastwardly 39 feet, more or less, to the easterly boundary of said Lot No. 7; thence with said boundary north 34 degrees 30 minutes east 71 feet, more or less, to the point of beginning and containing 0.03 acre, more or less.

Being the same property conveyed to John M. Gore and wife, Helen W. Gore by deed from Richard McGahan, a single person and Cynthia McGahan, a single person of record in Doc. No. 200008040077641, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3106 Page 14, said Register's Office, which Plan shows a 55 foot minimum building setback line from Berrywood Drive and a 10 foot easement for public utility purposes along the rear line(s). And a 2.5 x 25 foot utility anchor easement located on the northeasterly and northwesterly front corners of said lot. Perpetual Easement to the State of Tennessee, Department of Transportation of record in Book 4880, page 159, said Register's Office.

This is improved property, known as: 2723 Berrywood Drive, Nashville, Tennessee 37204

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 19th day of May, 2005.

John M. Gore

Helen W. Gore

State of TENNESSEE

County of DAVIDSON

On this 19th day of May, 2005, before me, the undersigned authority, personally appeared John M. Gore Helen W. Gore , 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.

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

My Commission Expires: _____

Notary

U25295764-05R102
WARRANTY DEED
LOAN# 308441244
US Recordings

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 $251,000.00

Affiant

Sworn and subscribed before me this the 19th day of May, 2005

Notary Public

My Commission Expires: 5-30-07

THERESA C. RICHARDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY
My Comm. Exp. May 30, 2007