Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $204,500.00

Affiant

Subscribed and sworn to before me, this 30th day of November, 2005.

Notary Public
My commission expires: ~~02/22/09~~ 6-22-09

LINDA V. JONES NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Davidson County DEEDWARR
Recvd: 12/01/05 10:14 2 pgs
Fees:13.00 Taxes:756.65

20051201-0144319

03-0511-33226

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Matthew L. West 604 Magnolia ~~Drive~~ Lane Nashville TN 37211	American Home Mortgage P.O. Box 100504 Florence, SC 29501-0504	172-03-0-B-047

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph M. Berry and wife, Pamela Leigh Berry, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Matthew L. West, a married man, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 47, on the Plan of The Woodlands, Phase 2, of record in Book 6900, Page 635, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Joseph M. Berry and wife, Pamela Leigh Berry by deed from Thomas James DePaolantonio and wife, Cindy Curtis DePaolantonio, dated June 20, 1996, of record in Book 10095, Page 120, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 604 Magnolia ~~Drive~~ Lane, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 hand this 30th day of November, 2005.

Joseph M. Berry, By Pamela Leigh Berry, Atty in fact Pamela Leigh Berry

Joseph M. Berry
By: Pamela Leigh Berry,
Atty in Fact

Pamela Leigh Berry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Pamela Leigh Berry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of November, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela Leigh Berry, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Joseph M. Berry, and that she is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 2005.

Commission expires 2/22/09

Diane K. Mann, Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN