Davidson County DEEDWARR
Recvd: 12/28/05 12:19 2 pgs
Fees:13.00 Taxes:464.35

20051228-0155252

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$125,500.00.**

Affiant

Subscribed and sworn to before me, this the 14 day of December, 2005.

Notary Public

My commission expires:

(AFFIX SEAL)

DEBBIE J. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TN
My Commission Expires May 12 2009

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429 Nashville, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert Blake Berry	American Brokers Conduit	
204 Steamboat Court	520 Broadhollow Road	**Map 062 02 0 A**
Nashville, Tennessee 37214	Melville, NY 11747	**Parcel 151.00 CO**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Sheryl Clayton,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Blake Berry, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 151, on the plan of River Trace Estates, Phase 1, Section II, of record in Book 6900, pages 158 and 159, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Sheryl L. Pernell, by instrument executed October 31, 1989, which is of record in Book 7975 page 412, Register's Office for Davidson County, Tennessee. Sheryl L. Pernell, Sheryl Pernell, Sheryl P. Clayton, Sheryl L. Clayton and Sheryl Clayton is one and the same person.

THIS conveyance is subject to any and all matters as shown on the plan of River Trace Estates, Phase 1, Section II, of record in Book 6900, pages 158 and 159, Register's Office, Davidson County, Tennessee; and, to restrictions, declarations, dedications, agreements memorandums, assessments, covenants, conditions, and/or easements of record against said property which are of record in said Register's Office; especially to those matters of record in Book 6851 page 363; Book 6851 page 370; Book 6851 page 390; and, Book 6900 pages 158 and 159, all in said Register's Office.

This is improved (XXX) Unimproved (____) property, known as **204 Steamboat Court, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized 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; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 19th day of December, 2005.

Sheryl Clayton

Sheryl Clayton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Sheryl Clayton,** the within named bargainor with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of **December, 2005.**

William B Gregory

Notary Public

My Commission Expires: 4-9-06

WILLIAM B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON CO., TENNESSEE