This Instrument Prepared By:
G. Miller Hogan, II, Esq.
1850 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219-2408

Davidson County DEEDWARR
Recvd: 12/28/05 14:15 2 pgs
Fees:13.00 Taxes:255.47
20051228-0155505

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NEW OWNER ADDRESS:	SEND TAX NOTICES:	MAP-PARCEL NO:
Stephen Bergen	**Stephen Bergen**	**107 05 0B 205.00**
205 Oak Grove Drive	**205 Oak Grove Drive**	
Nashville, TN 37217	**Nashville, TN 37217**	

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WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, **Harold Bergen and wife, Betty S. Bergen,** as GRANTORS, have bargained and sold and by these presents do hereby grant, transfer and convey all of our right, title and interest in and to the property described hereinbelow to **Stephen Bergen** (herein referred to as the "GRANTEE"), his heirs, successors and assigns, a certain tract or parcel of land in the State of Tennessee, Davidson County, and described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 205, the Addition of Five Oaks, a Planned Unit Development, of record in Book 5200, page 456 in the Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Harold Bergen and wife, Betty S. Bergen by deed from Robert A. Couch and wife, Martha T. Couch of record in Book 6614, page 740 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property and the lien for 2005 property taxes and subsequent years which are assumed by the Grantee.

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. The GRANTORS covenant that they are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that the same is unencumbered, except as otherwise set forth herein. The GRANTORS further covenant and bind themselves and their heirs, successors, assigns and legal representatives to warrant and forever defend the title to said land to the said GRANTEE, his heirs, successors 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 our hands this 27th day of December, 2005.

Harold Bergen

Betty S. Bergen

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Harold Bergen** and **Betty S. Bergen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of December, 2005.

G. MILLER HOGAN II
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires November 21, 2009

Notary Public
My Commission Expires: Nov. 21, 2009

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AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $69,045.02.

Affiant

Sworn to and subscribed before me this 27th day of December, 2005.

G. MILLER HOGAN II
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires November 21, 2009

Notary Public