BOX 13
10909

Davidson County DEEDWARR
Recvd: 01/10/06 15:39 2 pgs
Fees:13.00 Taxes:351.50

20060110-0003891

State of Tennessee
County of
The actual consideration or value whichever is greater is $95,000.00.

Subsribed and sworn before me this the 27th day of December, ~~2005~~.

Affiant

(Affix Seal)

Notary Public

WARRANTY DEED

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc. 501003

214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Elizabeth Berry
516 Norton Avenue
Nashville, TN 37207

Send tax bills to:
American Mortgage Network
11625 Rainwater Drive, Bldg. 5(
Alpharetta, GA 30004

Map 71-8 Parcel 179

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Derek Bain and Kevin Thistlethwaite

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Elizabeth Berry, unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 100 on the Map of Section One Joywood Heights of record in Plat Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Derek Bain and Kevin Thistlethwaite by Deed dated April 4, 2005 of record in Instrument Number 20050407-0038316, said Register's Office.

Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 516 Norton Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it , and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 27th day of December, 2005.

Derek Bain

Kevin Thistlethwaite

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Derek Bain and Kevin Thistlethwaite, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

My commission expires:

MISTY M. SOHRABI
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 24, 2007

Notary Public