THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,154,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF May, 2006. Notary Public MY COMMISSION EXPIRES: 9-22-07 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/02/06 15:19 2 pgs
Fees:13.00 Taxes:4269.80
20060602-0065413

CAROLINE CHAPPELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Berkeley	New Owner	MAP 132-6
4301 Franklin Road		PARCEL 33
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Wallace Hutcherson and Brenda J. Hutcherson, both unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James R. Berkeley, married**

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:

Land in Davidson County, Tennessee, being the northerly half of Lot No. 20 on the Revised Plat of parts of Thompson's Glen Leven Subdivision of record in Plat Book 3, page 20, Chancery Court for Davidson County, Tennessee, described according to a copy of a survey made October, 1934, by W.B. Southgate, Surveyor, as follows:

Beginning on the West right-of-way line of the Nashville and Franklin Interurban Railway, the common corner of Lots Nos. 19-A and 20; thence with the line between said lots westerly 441 feet to the Northeast corner of the lot marked O.W. Dressler; thence Southeasterly 187.5 feet to the Northwest corner of the property conveyed to S.M. McMurray and wife, by deed from George E. Fyke and wife, of record in Book 1041, page 230, Register's Office for said County; thence with McMurray's Northerly line, Easterly 351 1/2 feet, more or less, to the Westerly right-of-way line of the Nashville and Franklin Interurban Railway; thence with the same Northerly 164 1/2 feet to the point of beginning.

Being the same property conveyed to Wallace Hutcherson and wife, Brenda J. Hutcherson by special warranty deed from Federal Savings and Loan Insurance Corporation, a corporation organized under the laws of the United States of America, of record in Book 7082, page 395, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **4301 Franklin Road, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 covenant 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 _____ hand( ) this ~~the 30th day of May, 2006.~~

Wallace Hutcherson

Brenda J. Hutcherson

Brenda J. Hutcherson

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 **Wallace Hutcherson** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of May, 2006.

My Commission expires 1-26-08

JAMES A. WAECHTER
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES
1-26-2008

Notary Public

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 **Brenda J. Hutcherson** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of May, 2006.

My Commission expires 1-26-08

JAMES A. WAECHTER
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES
1-26-2008

Notary Public