Davidson County DEEDWARR
Recvd: 06/19/06 15:02 2 pgs
Fees:13.00 Taxes:5550.00

20060619-0072984

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00

Affiant

Subscribed and sworn to before me, this 19th day of June 2006.

Notary Public
My commission expires:

KATHY SNYDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 350
NASHVILLE, TN 37215

BOX 10-A

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph R. Wheeler 963 Overton Lea Rd. Nashville TN 37220-0000	SunTrust Mortgage Inc. 201 - 4th Avenue North 7th Floor Nashville, TN 37219	146-05-000200

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Kurt V. Berger and wife, Nancy E. Swystun, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Joseph R. Wheeler and wife, Elizabeth B. Wheeler, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 10 on the plan of Lealand Manor, 5th Addition Block A not of record described according to a survey made by Paul D. Settle, Land Surveyor, Tennessee Certificate No. 867 as follows:

BEGINNING at an iron pin in the south right-of-way of Overton Lea Road, said point being the northeast corner of Lot No. 9 of the plan of Lealand Manor, Fifth Addition Block A not of record. Said lot is now the property of Robert Sanders of record in Deed Book 2084, page 462, Register's Office for Davidson County, Tennessee.. Thence; with the Sanders' line south 38 degrees 37 minutes west 929.60 feet to an iron pin. a corner of Sanders' and the Old Cheek Property; thence; with the Cheek property line south 52 degrees 34 minutes east 186.26 feet to an iron pin; thence, continuing with the Cheek line South 47 degrees 19 minutes east, 237.53 feet to an iron pin in the west line of Lot No. 11 of the aforementinoned Subdivision plan; thence; with the west line of Lot No. 11 north 45 degrees 10 minutes east 793.39 feet to an iron pin in the southern right of way of Overton-Lea Road, thence; with the south right -of-way of Overton Lea Road, north 34 degrees 39 minutes west 536.52 feet to the point of beginning, containing 9.278 acres, more or less.

Being the same property conveyed to Kurt V. Berger and wife, Nancy E. Swystun by deed from John C. Masters and wife, Mary Jane Masters of record in Book 9797, page 794, Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2006 taxes a lien which are not yet due and payable. 2) Restrictions of record in Book 1972, page 574 and Book 1081, page 643 Register's Office for Davidson County, Tennessee 3) 20 foot permanent easement granted to Metropolitan Government of Nashville and Davidson County Tennessee of record in Book 64, page 831 4) Title to that portion of the insured property within the bounds of Overton Lea Road

This property is improved property known as 963 Overton Lea Rd., Nashville, Tennessee 37220-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 19th day of June, 2006.

Kurt V. Berger

Nancy E. Swystun

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 Kurt V. Berger and Nancy E. Swystun, the bargainor(s), 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 at Brentwood, Tennessee, this 19th day of June, 2006.

Notary Public

My Commission expires: 4/2-07

FILE NO: 05258

Amy Cross Nance
State of Tennessee Notary Public
Williamson County