Davidson County DEEDWARR
Recvd: 10/05/06 08:26 2 pgs
Fees:13.00 Taxes:2044.62

20061005-0123563

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
06TN02897

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$552,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
29th day of September, 2006

Notary Public

MY COMMISSION EXPIRES: My Commission Expires April 12, 2008

TAMARA J. WOODS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Starling Presnell Davis **32 Washington Park** **Nashville, TN 37205**	**New Owner**	**116-08-0-B-014.00CO**

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 ACKNOWLEDGED, WE,

Bob Berry and wife, Sandra Smith Berry f/k/a Sandra D. Smith

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

Crex-Starling LLC, a Tennessee limited liability company

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 Lot No. 14 on the Second Revised Plan of Phase II of Sugartree, of record in Book 4860, pages 79 and 80, as amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5084, page 960, Book 5121, page 89, Book 5122, page 326, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, all of record in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Bob Berry, a widowed man and Sandra D. Smith, an unmarried woman, by Warranty Deed from John G. Dunn, Co-Trustee and Andrew D. Dunn, Co-Trustee of the Edward C. Dunn Children's Trust, dated 7-30-04 and recorded 8-11-04 in Instrument No. 20040811-0096952, and re-recorded on 11-8-04 in Instrument No. 20041108-0134313, Register's Office for Davidson County, Tennessee. The said Sandra D. Smith is now known as Sandra Smith Berry.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, as supplemented in Book 4874, page 463, and amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, and Book 11755, page 466; Charter of record in Book 5683, page 670; Conveyance of Common areas to Homeowner's Association of record in Book 5683, page 675; and Easement for sanitary sewers and/or storm drainage of record in Book 7061, page 100, all of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )

This is improved (X) property known as **14 Valley Forge, Nashville, TN 37205**

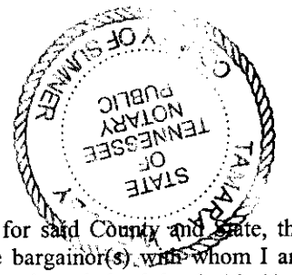
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good 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 our hands this 29th day of September, 2006.

Bob Berry

Sandra Smith Berry Sandra D. Smith

Sandra Smith Berry f/k/a Sandra D. Smith



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 Bob Berry and wife, Sandra Smith Berry f/k/a Sandra D. Smith the bargainor(s) with whom I am personally acquainted or 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 and official seal at Nashville, Tennessee, this 29th day of September, 2006.

Commission Expires:_____ Damaris Woods
Notary Public

My Commission Expires April 12, 2008

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2006.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2006.

Commission Expires:_____ _____
Notary Public