Davidson County DEEDWARR
Recvd: 10/19/06 08:33 2 pgs
Fees:13.00 Taxes:2904.50

20061019-0129609

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
Suite 1700, AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $785,000.00

AFFIANT

Subscribed and sworn to before me, this 13th day of October, 2006.

NOTARY PUBLIC

My Commission Expires: 1/24/10

KRIS L. COX
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 24, 2010

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Kenneth L. Berry, Jr. et ux c/o Berry Gin 175 W. 4th Holland, MO 63852	SAME	Map 130-7 Parcel 25

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

KATHERINE C. FOLLIN, a single person and formerly known as Katherine Follin Caldwell ("Grantor") does hereby bargain, sell, transfer and convey unto **Kenneth L. Berry, Jr. and wife Gail M. Berry** ("Grantee") their successors and assigns, property located in Nashville Davidson County, Tennessee and more particularly described as follows:

Being Lot 1 on the Plan of Bransford Realty Company's Subdivision of Lots Nos. 57,58,60,63, and 65 in the New Golf Club addition, as of record in Book 421, Page 149, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Katherine Follin Caldwell (now known as KATHERINE C. FOLLIN) by deed from Elizabeth Litterer Hackett of

record Book 5308, Page 422 Register's Office for Davidson County, Tennessee.

This is improved property known as 4407 Harding Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **Kenneth L. Berry, Jr. and wife Gail M. Berry,** their successors and assigns, forever.

AND KATHERINE C. FOLLIN does hereby covenant with the said **Kenneth L. Berry, Jr. and wife Gail M. Berry** that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for matters shown on Plan of Bransford Realty Company's Subdivision of Lots Nos. 57,58,60,63, and 65 in the New Golf Club addition, as of record in Book 421, Page 149, and Water Line Easement of record in Book 957, Page 36-37, Register's Office for Davidson County, Tennessee, and current year's taxes which are being prorated and paid out of closing.

AND KATHERINE C. FOLLIN does further covenant and bind herself, her heirs, representatives and assigns to warrant and forever defend the title to said land to the said **Kenneth L. Berry, Jr. and wife Gail M. Berry**, their successors and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 13th day of October, 2006.

Katherine C. Follin
KATHERINE C. FOLLIN

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 KATHERINE C. FOLLIN, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 13th day of October, 2006.

Kris L. Cox
NOTARY PUBLIC

KRIS L. COX
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 24, 2010

My commission expires: 1/24/10