NEW OWNER:

ALFRED W. BERRY
2420 GRANNY WRIGHT ROAD
HERMITAGE, TN 37076

SEND TAX BILLS TO:

Homecomings Financial Network
2101 Rexford, Suite 250W
Charlotte, NC 28211

Map and Parcel
11100002400

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 06-1620

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 01/11/07 12:59 3 pgs
Fees:18.00 Taxes:1191.40
20070111-0004637

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Twenty-Two Thousand and 00/100 Dollars ($322,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MITCHELL W. MARTIN and wife, SHARON MONTI ORR MARTIN,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **ALFRED W. BERRY and NANETTE N. FRANZ, tenants by the entireties,** ("Grantees"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **2nd** Civil District of **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being Lot 67 on the plan of Bridle Path Subdivision, Section One, of record in Book 5200, pages 228 and 229, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to MITCHELL W. MARTIN and SHARON MONTI ORR, by deed from RONALD C. BROOKS, dated March 13, 1987, and of record in Book 7169, Page 21, Register's Office for Davidson County, Tennessee.

Sharon Monti Orr and Sharon Monti Orr Martin are one and the same person.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5200, Page 228 and 229, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 8th day of January, 2007.

Mitchell Wayne Martin

MITCHELL W. MARTIN

Sharon Monti Orr Martin

SHARON MONTI ORR MARTIN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MITCHELL W. MARTIN and SHARON MONTI ORR MARTIN**, 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 office this 8th day of January, 2007.

NOTARY PUBLIC

My commission expires: 5/11/09

TODD A. TRESSLER
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$322,000.00** .

Ellen M. Young
AFFIANT

Sworn to and subscribed to before me this 8th day of January, 2007.

NOTARY PUBLIC

My commission expires: 5/11/09

TODD A. TRESSLER, II
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY