RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 02/26/07 14:00 3 pgs
Fees:18.00 Taxes:1935.10
20070226-0023609

THIS INSTRUMENT PREPARED BY: **WESLEY D. TURNER** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater for this transfer is $523,000.00. Affiant Subscribed and sworn to before me, this 22, day of February, 2007. Notary Public My Commission Expires: 9.30.09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
John P. Moss 707 Summerwind Circle Nashville, TN 37215	SAME	13106 0B 069.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALAN BERRY AND WIFE, CARRIE SUE BERRY**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JOHN P. MOSS***, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

*unmarried

Being Lot No. 65 on the Plat of Burton Hills, Village of Summerwind, Tract 12, as of record in Book 6250, page 811, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alan Berry and wife, Carrie Sue Berry, by deed from First Tennessee Bank National Association, by deed of record 8195, page 511, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6250, page 811, as amended by instrument of record in Book 6918, page 885, as further amended by instrument of record in Book 6778, page 709, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6326, page 588, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6517, page 522, as amended in Book 6691, page 593; Book 6778, page 532; Book 6778, page 536; Book 6911, page 120; Book 7046, page 520; Book 7076, page 691 and in Book 7146, page 188, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6778, page 510, as amended in Book 6917, page 736, Register's Office for Davidson County, Tennessee.

6. Easement for Sanitary Sewers and/or Strom Drainage of record in Book 3702, page 250, Register's Office for Davidson County, Tennessee.

7. Open Space Agreements of record in Book 6470, page 383, Book 6655, page 47, Book 7147, page 411, and in Book 7147, page 416, Register's Office for Davidson County, Tennessee.

8. Charter of Burton Hills Homeowners Association, Inc., dated March 5, 1985, of record in Book 6517, page 505, Register's Office for Davidson County, Tennessee.

9. Charter of Burton Hills Village of Summerwind Association, Inc., dated January 28, 1986, of record in Book 6778, page 505, Register's Office for Davidson County, Tennessee.

10. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission, dated December 14, 1984, of record in Book 6470, page 383, said Register's Office.

11. All matters as shown on the Plan of record in Book 6250, page 284, as revised in Book 6250, page 649, Register's Office for Davidson County, Tennessee.

12. Grant of Underground Utility Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government of record in Book 8063, page 195, Register's Office for Davidson County, Tennessee.

This is improved property known as 707 Summerwind Circle, Nashville, TN.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 22nd day of February, 2007.

ALAN BERRY

CARRIE SUE BERRY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALAN BERRY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of February 2007.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CARRIE SUE BERRY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of February, 2007.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010