WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/08/07 12:13 3 pgs
Fees:18.00 Taxes:462.50
20070308-0028788

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 2007

Notary Public

MY COMMISSION EXPIRES: March 21, 2007
(AFFIX SEAL)

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. MARCH 21, 2007

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Clayton (NAME)	GMAC MORTGAGE (NAME)	MAP 41.07
2405 Woodale Lane (ADDRESS)	1808 West End Avenue (ADDRESS)	PARCEL 19.00
Nashville, TN. 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND 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, Wilma Carolyn Duncan, Executrix of the Estate of James E. Berry, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry Clayton, a single man

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 part of Lot No. 3 on the K. J. Morris Lands, a plan of which is of record in Book 57, Page 49, Register's Office for Davidson County, Tennessee, and described according to a survey made by Wm. Collier Parrish Associates, Civil Engineers, dated April 28, 1959, as follows:

BEGINNING at a point on the Northerly margin of Bell Grimes Lane, being the Southwest corner of the property known as Tract "B" conveyed to R. R. Mincy et ux, Mariam Mincy, by deed of record in Book 2904, Page 131, Register's Office for Davidson County, Tennessee; thence North 3 deg. 40' East 202.91 feet to a point; thence North 83 deg. 06' West 30.9 feet to a point; thence North 1 deg. 20' West 568.8 feet to a point in the Southerly margin of the J.B. Jackson property; thence North 87 deg. 51' West 238.6 feet to a point; thence South 3 deg. 48' West 558.0 feet to a point; thence South 83 deg. 06' East 270.3 feet to a point; thence South 3 deg. 40' West 203.41 feet to a point in the Northerly margin of Bell Grimes Lane; thence with the margin of said land South 86 deg. 20' East 50 feet to the beginning.

BEING the same property conveyed to James E. Berry, Unmarried by Warranty Deed dated December 31, 1999, from Carla Y. McWhirter, Unmarried, of record by

CONTINUED

unimproved ( )
This is improved (X) property, known as 3776 Marydale Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 28th day of February, 2007

Estate of James E. Berry
By: Wilma Carolyn Duncan
Wilma Carolyn Duncan, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Wilma Carolyn Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Executrix of the Estate of James E. Berry, Deceased , the within named bargainor and that she as such Executrix being authorized so to do, executed the foregoing instrument for the purposes therein contained by the said Wilma Carolyn Duncan, Executrix of the Estate of James E. Berry, Deceased.

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 28th day of February, 2007.

Notary Public

My Commission Expires: 9/28/07

DANIEL L. MISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

LEGAL DESCRIPTION CONTINUATION

Instrument No. 20000104-0000968 in the Register's Office for Davidson County, Tennessee. The said James E. Berry a/k/a James Edward Berry, having since died testate on December 3, 2005 in Davidson County, Tennessee. This conveyance is made by Wilma Carolyn Duncan, Executrix of the Estate of James E. Berry, pursuant to the Order of the Probate Court for Davidson County, Tennessee, Case #06P-528.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.