PREPARED BY (AND RETURN TO):

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LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

W & I Ref:(dm) Title No: 48582
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/18/07 14:33 2 pgs
Fees:13.00 Taxes:4440.00
20070418-0046419

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Craig Huseby Nichole Huseby 312 Sunnyside Drive Nashville, Tennessee 37205	Wells Fargo Bank, N.A. P.O. Box 11701 Newark, NJ 07101-4701

TAX MAP-PARCEL NUMBERS: 11607011100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,200,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **W Irvin Berry and spouse, Annie Laurie H. Berry**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Craig Huseby and spouse, Nichole Huseby** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 8 on the Plan of the Resubdivision of Thomas H. Malone Farm, as of record in Book 3700, page 133, Register's Office for said County.

Said Lot No. 8 fronts 175 feet on the easterly side of Sunnyside Drive and extends back 284.9 feet on the northerly line and 285.4 feet on the southerly line to a dead line measuring 175 feet thereon.

Being the same property conveyed to W. Irvin Berry and wife, Annie Laurie H. Berry by deed from Charles Hanney Wright and wife, Paula J. Wright of record in Book 4606, page 248, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3700 Page 133, said Register's Office, which Plan shows a 100 foot minimum building setback line from Sunnyside Drive and a 20 foot easement for public utility and drainage purposes along the rear and southerly side lines of said lot. And a 2.5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot. And an approved disposal field area located along the easterly half of said lot.

This is improved property, known as: 312 Sunnyside Dr., Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of April, 2007.

W Irvin Berry

Annie Laurie H. Berry

State of TENNESSEE
County of DAVIDSON

On this 16th day of April, 2007 , before me the undersigned authority, personally appeared W Irvin Berry and Annie Laurie H. Berry , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,200,000.00

Affiant

Sworn and subscribed before me this the 16th day of April, 2007

LAURA B RININGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 3-21-09