File #2007349

Davidson County DEEDWARR
Recvd: 08/01/07 14:25 2 pgs
Fees:13.00 Taxes:564.25

20070801-0091492

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2007.

My Commission Expires October 10, 2009

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duane Harlan Berry	New Owner	MAP 147-04
(NAME)	(NAME)	PARCEL 155
281 Richbriar Road	281 Richbriar Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Chris Cashwell and wife, Sabrina Cashwell,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Duane Harlan Berry and wife, Young Mi Park**, 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 Lot No. 269 on the Plan of Hillbrook, Section 5, of record in Book 3700, page 73, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Howard Roland Cashwell and wife Doris S. Cashwell by deed from Ronald E. Neely and wife Gayle L. Neely of record in Book 5074, page 794, said Register's Office, dated September 30, 1976. The said Doris S. Cashwell having since died. And being the same property conveyed to Chris Cashwell by Quitclaim Deed from Howard R. Cashwell, Jr. of record in Instrument 200608250105495, said Register's Office, dated August 25, 2006.

Sabrina, spouse of Chris Cashwell, hereby joins in this conveyance and conveys any and all interest that she may have in said property, including but not limited to the marital interest, to the Grantee(s).

This conveyance is subject to the following: Taxes for 2007 and subsequent years; Restrictive Covenants of record in book 4031, page 160; and any and all matters as shown on the Plan of record in Book 3700, page 73, all in the Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **281 Richbriar Road, Nashville, TN 37211**
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their 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 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 our hands this 27th day of July, 2007.

Chris Cashwell

Sabrina Cashwell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

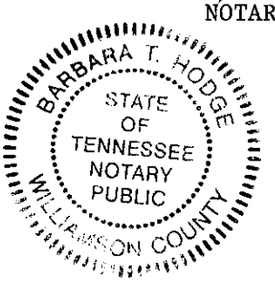
Before me, the undersigned Notary Public, personally appeared Chris Cashwell and Sabrina Cashwell who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 27th day of July, 2007.

My Commission Expires: My Commission Expires October 10, 2009

NOTARY PUBLIC

(SEAL)



Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027