

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Gina Carraday
Affiant

Subscribed and sworn to before me, this 13th day of July, 2007.

Notary Public
My commission expires: 6-27-09

Address of New Owner:	Send Tax Bills to:	Tax Information
Berrywood, LLC	New Owner	BII 01812/118-7-64
2723 Berrywood Drive		
Nashville, TN 37204		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven Pritchard**, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Berrywood, LLC**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Berrywood, Section 2, of Record in Book 3106, Page 14, Register's Office for Davidson County, Tennessee.

Said Lot 8 fronts 96.0 feet on the southerly margin of Berrywood Drive, and runs back between lines measuring 199.4 feet on the westerly side and 151.8 feet on the easterly side to a deadline in the rear on which it measures 148.0 feet.

Included in the above description but expressly excluded from this conveyance is a portion of Lot No. 8 containing 0.03 of an acre, more or less, which was conveyed to the State of Tennessee, for the use and benefit of the Department of Highways by deed of record in Book 4377, page 716, said Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southwesterly margin of Berrywood Drive, said point being the common corner of Lots 7 and 8 of said plan; thence with a curved line in the said margin of Berrywood Drive, southeastwardly 39 feet, more or less, to a point; thence south 62 degrees 43 minutes west 85 feet, more or less, to the easterly boundary of said Lot No. 7; thence with said boundary North 34 degrees 30 minutes east 71 feet, more or less, to the point of beginning and containing 0.03 acres, more or less.

Being the same property conveyed to Steven Pritchard, an unmarried man by deed from John M. Gore and spouse, Helen W. Gore of record in Instrument No. 20050629-0074879, Register's Office for Davidson County, Tennessee, dated May 19, 2005.

This conveyance is made subject to the following: (1) All matters shown on the Plan of record in Book 3106, Page 14; (2) Restrictive Covenants of record in Book 3219, Page 13; (3) Perpetual Easement for construction and maintenance of underground water facilities of record in Book 4880, Page 161, all of record in Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 10/08/07 14:03 2 pgs
Fees:13.00 Taxes:1572.50
20071008-0119780

This property is improved property known as 2723 Berrywood Drive, Nashville, TN 37204.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 13th day of July, 2007.

Steven Pritchard by

Steven Pritchard

Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On July 13, 2007, before me personally appeared, **Ross Winchel**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Steven Pritchard**, and who acknowledged that he executed the same as the free act and deed of **Steven Pritchard**.

Witness my hand, at office, this 13th day of July, 2007.

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON

Notary Public

My commission expires: 6-27-09

FILE NO: TN2007060476