THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 29452B

Davidson County DEEDWARR
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MAP/GROUP/PARCEL: 112/006.00

NEW OWNER'S NAME AND ADDRESS:
JENNIFER LYNN DISMUKES AND ADAM D. BERKON
8522 OLD CHARLOTTE PIKE
PEGRAM, TN 37143

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **ROY BERKON AND ADELE BERKON, HUSBAND AND WIFE**, hereinafter called Grantors, does hereby transfer and convey unto, **JENNIFER LYNN DISMUKES AND ADAM D. BERKON, WIFE AND HUSBAND**, their heirs and assigns, hereinafter called Grantee, property described as follows:

LYING IN DAVIDSON COUNTY, TENNESSEE AND BEING A TRACT OF LAND BELONGING TO ALICE HOLLAND AS DESCRIBED IN (TAX MAP #112, PARCEL #6) DEED BOOK 5401, PAGE 328, AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A NEW SURVEY BY TONY REASONS, II, TENNESSEE REGISTERED LAND SURVEYOR NO. 1665.
BEGINNING AT A NEW IRON ROD IN THE NORTH MARGIN OF OLD CHARLOTTE PIKE AT THE SOUTHWEST CORNER OF GILL AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE FROM SAID POINT OF BEGINNING AND WITH SAID MARGIN THE FOLLOWING CALLS: SOUTH 78 DEGREES 50 MINUTES 57 SECONDS WEST 104.52 FEET, SOUTH 76 DEGREES 02 MINUTES 57 SECONDS WEST 105.32 FEET TO A NEW IRON ROD IN SAID MARGIN AT THE SOUTHEAST CORNER OF RUGGLES; THENCE WITH THE EAST LINE OF RUGGLES NORTH 02 DEGREES 54 MINUTES 36 SECONDS EAST 1,111.06 FEET TO A NEW IRON ROD IN THE EAST MARGIN OF POND CREEK ROAD; THENCE WITH SAID MARGIN NORTH 23 DEGREES 09 MINUTES 44 SECONDS EAST 76.54 FEET TO A NEW IRON ROD IN SAID MARGIN; THENCE ON LINES WITH GILL THE FOLLOWING CALLS:SOUTH 86 DEGREES 11 MINUTES 34 SECONDS EAST 298.15 FEET TO AN OLD CAR AXLE, SOUTH 09 DEGREES 08 MINUTES 09 SECONDS WEST 1,128.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.91 ACRES.

The subject property is improved property known as 8522 OLD CHARLOTTE PIKE, PEGRAM, TN 37143.

BEING the same property conveyed to Grantor herein by deed of record in Book 10968, Page 642, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenants with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ROY BERKON

ADELE BERKON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **ROY BERKON AND ADELE BERKON, HUSBAND AND WIFE**, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 19th day of October, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $65,000.00.

AFFIANT

Sworn to and subscribed before me, this the 19th day of October, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY