# WARRANTY DEED

P-07-447

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF October, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Philip Berg | NEW OWNER | |
| 447 Rolling Mill Road | (NAME) | 064-02-0-118.00 |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, Tennessee 37138 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAVERN FROSS AND WIFE IVA FROSS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PHILIP BERG AND KEIKO BERG, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A tract of land in the 4th Civil District of Davidson County, Tennessee described according to a survey made by Barge, Waggoner and Sumner, Inc., Engineers, dated December 2, 1969, as follows:

Beginning at an exisiting iron pin in the northerly margin of the right-of-way for a proposed road, common corner of subject tract and the tract conveyed to Herman B. Wade, et ux by deed of record in Book 4185, Page 808, Register's Office for said County; thence with the line between said two tract north 2 deg. 30' east 451.5 feet to an existing iron pin; thence north 89 deg. 21' east 151.00 feet to the westerly line of property conveyed to Evelyn H. and J. M. Turner by deed of record in Book 1515, Page 9, said Register's Office; thence with the line between subject property and said Turner property south 2 deg. 42' 45" west 459.80 feet to an iron pin in the northerly margin of right-of-way for proposed road; thence with said margin north 87 deg. 30' west149.20 feet to the point of beginning, containing 1.57 acres, more or less.

Being the same property conveyed to Henry L. Young Jr., a married man, by Warranty Deed from Linda M. Wood, of record in Instrument No. 20060602-0064793, Register's Office for Davidson County, Tennessee, dated May 31, 2006.

Appointment of Substitute Trustee, appointing Priority Trustee Services of TN, LLC, as Substitute Trusteeof record in Instrument No. 20070416-0045178, Register's Office for Davidson County, Tennessee, dated March 12, 2007.

Further conveyed to LaVern Fross and Iva Fross, by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC., as Substitute Trustee, of record in Instrument No. 20070515-0058122, Register's Office for Davidson County, Tennessee, dated May 3, 2007.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved ( X ) property, known as 447 Rolling Mill Road, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 11/02/07 13:27 2 pgs
Fees:13.00 Taxes:2220.00

20071102-0129558

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/our hand(s) this 17th day of October, 2007.

LaVern Fross By Kelly Fross Attorney in Fact

LaVern Fross

Iva Fross By Kelly Fross Attorney in Fact

Iva Fross

STATE OF Tennessee

COUNTY OF Davidson

On this the 17th day of Oct., 2007, before me personally appeared Kelly Fross to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of LaVern Fross and Iva Fross, and acknowledged that she executed the same as their free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 17th day of Oct., 2007.

Notary Public

My Commission Expires: 2/13/09

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

**~~RETURN TO~~:**

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800

After Recording
Return To:
ADVANTAGE TITLE & ESCROW
109 KENNER AVENUE
NASHVILLE, TN 37205
615-292-2665
#3113
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