$128,500.00

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF December, 2007

Notary Public

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

MY COMMISSION EXPIRES: (AFFIX SEAL) 5/22/10

B-CWHL-07-245

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary D. Berry	Countrywide Bank, FSB	
245 Coleridge Court (ADDRESS)	2021 North Gallatin Road, Suite 280 (NAME) (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	162-2-253.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TENNESSEE LAND TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ZACHARY D. BERRY AND WIFE, MISTY VENABLE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 13, COLEMONT HEIGHTS, SECTION 2, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4300, PAGE 133, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO WAYNE P. GALLAVIN, TRUSTEE OF THE TENNESSEE LAND TRUST BY QUITCLAIM DEED FROM ACTION REAL ESTATE LLC OF LOUISVILLE, KENTUCKY, RECORDED ON THE 6TH DAY OF MAY, 2002 IN INSTRUMENT NO. 20020506-0055527, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 4300, PAGE 133; BOOK 4445, PAGE174 AND BOOK 4551, PAGE 402, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 245 Coleridge Court, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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.

Davidson County DEEDWARR
Recvd: 12/26/07 13:19 2 pgs
Fees:13.00 Taxes:475.45
20071226-0147215

Witness my/our hand(s) this 18th day of December, 2007.

Tennessee Land Trust

BY: _____, Trustee
Wayne P. Gallavin, Trustee

STATE OF ~~Tennessee~~ INDIANA
COUNTY OF ~~Davidson~~ FLOYD

On this the 18th day of December, 2007, before me personally appeared Wayne P. Gallavin, Trustee of the Tennessee Land Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 18th day of December, 2007.

_____
Notary Public

CHRISTINA D. McGINNIS NOTARY PUBLIC STATE OF INDIANA NOTARY SEAL

My Commission Expires:

CHRISTINA D. McGINNIS
Notary Public, Washington Co., IN
My Comm. Expires Mar. 17, 2012

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903