Davidson County DEEDWARR
Recvd: 07/30/08 14:37 2 pgs
Fees:13.00 Taxes:554.63
20080730-0078223

PREPARED BY & RETURN TO:

CALVARY TITLE OF WILSON COUNTY, LLC
1008 MEB CT.
MT. JULIET, TN 37122

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Robert Blake Berry unmarried has this day bargained and sold and does hereby transfer and convey unto India Brewer unmarried, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

BEING Lot No. 151, on the plan of River Trace Estates, Phase 1, Section II, of record in Book 6900, pages 158 and 159, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert Blake Berry, an unmarried man, by deed from Sheryl Clayton, dated December 19, 2005, and of record in Instrument #200512280155252, Register's Office for Davidson County, Tennessee.

This is improved property known as 204 Steamboat Court, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said India Brewer unmarried, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 22nd day of July, 2008.

Robert Blake Berry

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Robert Blake Berry unmarried with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 22nd day of July, 2008.

TAMMY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tammy Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/22/2010

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $149,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bonnie Brothers
Affiant

Subscribed and sworn to before me this 22nd day of July, 2008.

NOTARY PUBLIC

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:
1/23/10

Map & Parcel No.: 62-2-A-151CO

Name and address of new owner:
India Brewer unmarried
204 Steamboat Court
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner