PREPARED BY & RETURN TO:

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

Davidson County DEEDWARR
Recvd: 10/17/08 13:46 2 pgs
Fees:13.00 Taxes:444.00
20081017-0104625

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Brian Berkon and Julie Berkon, husband and wife, has this day bargained and sold and does hereby transfer and convey unto Lindsey E. Houchens, an unmarried person, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Twin Lawn Subdivision, Section 2, of record in Book 2854, Page 44, Register's Office for said County, to which plan reference is made for a more complete description of said lot.

Being the same property conveyed to Brian Berkon and wife, Julie Berkon, by deed from Wendy C. Powell, sole heir of Herbert Carney, dated June 23, 1999, and of record in Book 11547, Page 188, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Lindsey E. Houchens, an unmarried person, 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 14th day of October, 2008.

Brian Berkon
Brian Berkon

Julie Berkon
Julie Berkon

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Brian Berkon and Julie Berkon, husband and wife, 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 14th day of October, 2008.

Kristi Howell
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/23/11

KRISTI HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lindsey E. Houchens
Affiant

Subscribed and sworn to before me this 14th day of October, 2008.

My Commission Expires: 5/23/11

Kristi Howell
NOTARY PUBLIC

KRISTI HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Map & Parcel No.: 96-13-102

Name and address of new owner:
Send tax bills to:
Lindsey E. Houchens
2868 Lyncrest Drive
Nashville, TN 37214