THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28948-07-2009** **Record & Return To:** **Westgate Title** **1600 Westgate Cirlce, Suite 125-D** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $449,900.00. Rebecca Want Affiant Subscribed and sworn to before me this 13th day of August, 2009. Sheri Prow Parsons Notary Public My Commission Expires: Jan 23, 2012

SHERI PROW PARSONS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Nathaniel M. Martin, Raegin S. Martin 2600 Hemingway Drive Nashville, TN 37215	**Send Tax Bills To:** Regions Bank 2950 Parkway Office Cr. Birmingham, AL 35244	**Tax Information:** Map and Parcel No. 130150053.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel McIntyre Berry, Jr.**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathaniel M. Martin and wife, Raegin S. Martin** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2600 Hemingway Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of August, 2009.

Daniel McIntyre Berry, Jr.

Davidson County DEEDWARR
Recvd: 08/19/09 16:20 3 pgs
Fees:18.00 Taxes:1664.63
20090819-0078242

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Daniel McIntyre Berry, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2009.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 of Block "I" as shown on the Plan of Tyne Meade, Section 3, as of record in Book 1424, pages 12, 13 and 14, Register's Office for said County, described as follows:

Beginning on the northerly margin of Hemingway Drive, at the corner of lots Nos. 1 and 2; thence with the line between said two lots, northwardly 220 feet; thence eastwardly 188.2 feet to the westerly margin of Ledyard Drive; thence with said Drive, southwardly 200 feet to the beginning of a curve; thence around said curve in a southwesterly direction, 31.2 feet to the northerly margin of Hemingway Drive; thence with said Drive, westwardly 197 feet to the beginning.

Being the same property conveyed to Daniel M. Berry, Jr. and wife, Mary H. Berry, by deed dated July 24, 1962, from James H. Beers and wife, Marilyn Beers, of record in Book 3407, page 49, Register's Office for Davidson County, Tennessee. By deed of record in Book 8855, page 952, said Register's Office, Daniel M. Berry, Jr. conveyed his interest in subject property to Mary H. Berry. The said Mary H. Berry (one and the same person as Mary Heuer Berry) died on December 17, 2006. By will filed in Docket No. 07P27, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and recorded as Instrument No. 20090421-0036026, said Register's Office, the Trustees of the Residuary Trust were devised "an amount equal to that which will provide the maximum unified credit and state death tax credit permitted to my estate..." with the rest and residue to Daniel McIntyre Berry, Jr. Said Trustees acknowledged approval of a distribution plan under which the Residuary Trust was never funded and the assets of the estate passed to Daniel McIntyre Berry, Jr.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1424, pages 12, 13, and 14, Register's Office for Davidson County, Tennessee.

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

