Address New Owners:	Send Tax Bills To:	Map Parcel Number
David S. Lawson	David S. Lawson	052 160 062.00
Rebecca L. Ballinger	Rebecca L. Ballinger	
1208 Berwick Trail	1208 Berwick Trail	
Madison, TN 37115	Madison, TN 37115	

Buyers – David S. Lawson and Rebecca L. Ballinger
Sellers – Helen K. Mayberry, Michael Earl Mayberry and Annette Mayberry

Warranty Deed

FOR AND IN CONSIDERATION of the sum of $125,000.00, cash in hand paid by the grantees: David S. Lawson and Rebecca L. Ballinger, and other good and valuable considerations, receipt of which is hereby acknowledged;

We, Helen K. Mayberry, Michael Earl Mayberry and Annette Mayberry have this day bargained and sold, and do hereby transfer and convey unto the said David S. Lawson and Rebecca L. Ballinger, certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Marlin Meadows, Section Number 5, as of record in Plat Book 2133, Page 42, Register's Office for Davidson County, Tennessee, reference to which plan is here made for a particular description of said lot. Said Lot No. 5 fronts 100 feet on the Southerly side of Berwick Trail and runs back between lines, 655 feet more or less on the Westerly line and 693 feet more or less on the Easterly line, to the low water mark of the Cumberland River shown on said plan on which it measures 110 feet, more or less.

Being the same property conveyed to Helen K. Mayberry by Warranty Deed of record in Book 5611, Page 881, Register's Office for Davidson County, Tennessee recorded June 12, 1980 and being the same property conveyed to Michael Earl Mayberry and Annette Mayberry, by Quitclaim Deed of record in Instrument No. 20011002-0105937 in the Register's Office of Davidson County, Tennessee recorded October 2, 2001.

This is property known as 1208 Berwick Trail, Madison, Tennessee 37115.

To Have and To Hold said real estate with the appurtenances, estate, title and interest belonging to the said David S. Lawson and Rebecca L. Ballinger, heirs and assigns forever. We convey that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

BILL GARRETT, Davidson County
Trans:T20100043696 DEEDWARR
Recvd: 07/16/10 11:36 2 pgs
Fees:13.00 Taxes:462.50
20100716-0055883

We further covenant and bind ourselves, our heirs and representatives, to warranty and further defend the title to said real estate to said David S. Lawson and Rebecca L. Ballinger, their successors, heirs and assigns, against the lawful claims of all persons.

Witness our hands this 16th day of July, 2010.

Helen K. Mayberry

Michael Earl Mayberry

Annette Mayberry

State of Tennessee
County of Davidson

Personally appeared before me, Becky S. Mangano a Notary Public in and for the said County and State, Helen K. Mayberry, Michael Earl Mayberry and Annette Mayberry the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16 day of July, 2010.

Commission expires November 4, 2013

BECKY S. MANGANO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $125,000 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 16th day of July, 2010.

Affiant

Prepared by:
Rebecca L. Ballinger
1324 Kenwood Drive
Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 125,000.00
Rebecca L. Ballinger
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 16th DAY OF July 20 10
Deputy Register