BILL GARRETT, Davidson County
Trans:T20100069301 DEEDWARR
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Fees:18.00 Taxes:199.80
20101102-0087484

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON, BARRETT & HERBERT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 10584

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY FOUR THOUSAND AND 00/100 ($54,000.00) DOLLARS, cash in hand paid by ROY BERKON and wife, ADELE BERKON, receipt of which is hereby acknowledged, we, JENNIFER LYNN BERKON, formerly known as JENNIFER LYNN DISMUKES and husband, ADAM D. BERKON, have bargained and sold, and by these presents transfer and convey unto the said ROY BERKON and wife, ADELE BERKON, their heirs and assigns, a certain tract or parcel of land as follows:

Lying in Davidson County, Tennessee and being a tract of land belonging to Alice Holland as described in (Tax Map #112, Parcel #6) Deed Book 5401, Page 328, at the Register's Office of Davidson County, Tennessee, and being more particularly described according to a new survey by Tony Reasons, II, Tennessee Registered Land Surveyor No. 1665.

BEGINNING at a new iron rod in the North margin of Old Charlotte Pike at the southwest corner of Gill and the southeast corner of the herein described tract; thence from said point of beginning and with said margin the following calls: South 78 degrees 50 minutes 57 seconds West 104.52 feet, South 76 degrees 02 minutes 57 seconds West 105.32 feet to a new iron rod in said margin at the southeast corner of Ruggles; thence with the East line of Ruggles North 02 degrees 54 minutes 36 seconds East 1,111.06 feet to a new iron rod in the East margin of Pond Creek Road; thence with said margin North 23 degrees 09 minutes 44 seconds East 76.54 feet to a new iron rod in said margin; thence on lines with Gill the following calls: South 86 degrees 11 minutes 34 seconds East 298.15 feet to an old car axle, South 09 degrees 08 minutes 09 seconds West 1,128.92 feet to the point of beginning and containing 6.91 acres.

Being the same property conveyed to Jennifer Lynn Dismukes and husband, Adam D. Berkon by deed from Roy Berkon and wife, Adele Berkon, acknowledged October 19, 2007 and of record in Document No. 20071026-0126988, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Old Charlotte Pike and Pond Creek Road, also known as Pond Creek Pike.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said ROY BERKON and wife, ADELE BERKON, their heirs and assigns, forever. And we do covenant with the said ROY BERKON and wife, ADELE BERKON, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2010 Davidson County property taxes which have been prorated and will be paid. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said ROY BERKON and wife, ADELE BERKON, their heirs and assigns, against the lawful claims of all persons whomsoever.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WITNESS OUR HANDS, as and for this 25TH day of October, 2010.

JENNIFER LYNN BERKON

ADAM D. BERKON

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, JENNIFER LYNN BERKON, formerly known as JENNIFER LYNN DISMUKES, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 28th day of October, 2010.

NOTARY PUBLIC

My Commission Expires: July 24, 2013

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires July 24, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, ADAM D. BERKON, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 25th day of October, 2010.

NOTARY PUBLIC

My Commission Expires: October 23, 2012

NANCY BOWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $54,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Roy S Berkon
AFFIANT

Sworn to and subscribed to before me this 25th day of October, 2010.

Nancy Bowen
NOTARY PUBLIC

NANCY BOWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: October 23, 2012

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Tax Map / Parcel #11200000600

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. and Mrs. ROY BERKON
710 SUMMERLY DRIVE
NASHVILLE, TN 37029