This instrument prepared by:
Williams & Shields, Attorneys
310 Gallatin Rd. S.
Madison, Tennessee 37115

WARRANTY DEED

BOOK 4527 PAGE 673

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Nellie Sue Evilcizer (NAME)	Guaranty Mortgage Co. of Nashville (NAME)	5D 16979
108 Denise Drive (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue North (STREET ADDRESS)	
Antioch, Tennessee 37013 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) and no/100ths---------- *Dollars,*

cash in hand paid by grantee, the receipt of which is hereby acknowledged, and the assumption of the balance of an indebtedness, which is secured by a deed of trust of record in Deed Book 4333, page 265, Register's Office, Davidson County, Tennessee, payable to Guaranty Mortgage Company of Nashville,

We, LARRY W. DERRICK and wife, SHARON W. DERRICK,

have this day bargained and sold, and do hereby transfer and convey unto the said NELLIE SUE EVILCIZER, her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 899 on the Plan of Cherokee Hills, Section 8, as of record in Book 3700, page 154, Register's Office of said county.

Said Lot No. 899 fronts 107.0 feet on the northwesterly margin of Denise Drive and extends back 155.5 feet on the southwesterly line and 128.3 feet on the northeasterly line to a line in the rear on which it measures 48.5 feet.

Being the same property conveyed to grantors by deed of record in Book 4333, page 265, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $21,047.47. Affiant Robt C. Mobley
Subscribed and sworn to before me this 10th day of August 19 71.
Deputy Register J. Head

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $_____
Subscribed and sworn to before me, this the _____ day of May 19 71
Affiant
My commission expires: _____ (Affix Seal)
Notary Public

This is unimproved ( ) improved (X) property, known as 108 (House Number) Denise Drive (Street) Antioch, (P. O. Address:) 37013 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said NELLIE SUE EVILCIZER, her *(successors), heirs and assigns forever.* We *covenant 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,* except as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Nellie Sue Evilcizer, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 1st *day of* May June, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robt C Mobley
My commission expires
June 30, 1974
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

X Larry W. Derrick
Sharon W. Derrick
ROBERT C. MOBLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Larry W. Derrick and wife, Sharon W. Derrick,

the within named bargainor.S., 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* 1st *day of* June, *19*71

Robert Charles Moore
Notary Public

Commission expires Jan 30, 1974

CHARLES MOORE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

AUG 10 71 CONV 21,047.47
AUG 10 71 S'TAX A* 54.60
AUG 10 71 PM'FEE A* .50
AUG 10 71 M'DEED A* 4.00 * 59.10

WARRANTY DEED

FROM
Larry W. Derrick, et ux,
TO
Nellie Sue Evilcizar

B 2 6 2 4 9

IDENTIF. REFERENCE

AUG 10 12 02 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2656
NASHVILLE, TENNESSEE