THIS INSTRUMENT PREPARED BY:

BOOK 5077 PAGE 204

DAVID B. HERBERT
ATTORNEY AT LAW

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP - PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
114-80	Phillip E. Derryberry, etux	~~New Owners~~ Federal Land Bank P.O. Box 811 Gallatin, TN 37066
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
9D-10220	7872 Charlotte Avenue	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged;

OCT 12 76	CONV	26,000.00			
OCT 12 76	S'TAX		B*	67.60	
OCT 12 76	PR'FEE		B*	.50	
OCT 12 76	W'DEED		B*	4.00	* 72.10

FANNIE E. BECKER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PHILLIP E. DERRYBERRY AND WIFE, SHARYN P. DERRYBERRY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 8th Civil District of Davidson County, Tennessee and described according to a survey made by J. H. & Haley Land Surveying, Inc., December 5, 1974, as follows: BEGINNING at an iron pin in the north right of way at Charlotte Pike (U.S. Highway 70). Said point being the southeast corner of the property belonging to George Becker, deceased, of record in Book 2043, page 612, thence South 66°40'42" West along said right of way 46.62 feet, thence South 67°20'32" West along said right of way 76.35 feet to an iron pin, being the common corner of Fannie E. Becker and Carl E. Becker. Said point being the center of the original George Becker tract previously mentioned; thence leaving said right of way North 02°43'25" West 1,013.20 feet along a line between Fannie E. Becker and Carl E. Becker property to an iron pin; thence North 18° 17'53" West 674.39 feet to an iron pin; thence North 69°20'41" East 136.40 feet to an iron pin; thence North 81°55'22" East 107.93 feet to an iron pin; thence South 48°39'12" East 162.67 feet to an iron pin; thence South 25°44'37" East 239.43 feet to an iron pin; thence South 39°28'14" East 176.47 feet to an iron pin; thence South 40°37'35" East 80.67 feet to an iron pin; thence South 88° 56'29" West 99 feet to an iron pin; thence South 7°37'04" West 1,155 .58 feet to the point of beginning. Said tract of land contains 10.237 acres more or less. BEING part of the property conveyed to Fannie E. Becker by deed from Carl E. Becker and Fannie E. Becker, of record in Book 4934, page 879, and re-recorded in Book 4935, page 407, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 12th day of October, 1976.

Fannie E Becker
FANNIE E. BECKER

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Charles R. Wooten, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Fannie E. Becker

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 12th day of October, 1976.

My commission expires: May 24, 1980

Notary Public

CHARLES R. WOOTEN, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October, 19 76

MY COMMISSION EXPIRES: May 24 1980 (AFFIX SEAL)

Notary Public

CHARLES R. WOOTEN, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

DBH:jpr

FROM

FANNIE E. BECKER

TO

PHILLIP E. DERRYBERRY & WIFE,

SHARYN P. DERRYBERRY

D 71992

IDENTIF. REFERENCE

OCT 12 2 27 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Please return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, L & C Tower
Nashville, Tennessee

1111 Federal Land Bank
P.O. Box 811
Franklin, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

Notary Public