File 44 BOOK 7119 PAGE 882

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 19 87

Notary Public

MY COMMISSION EXPIRES: 11/12/90

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: Richard H. Himes, Jr., ATTY.
Realty ~~Title~~ TITLE & ESCROW COMPANY, INC., P.O. BOX 1369, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sondra Derrick	Bailey Mortgage Company	Map 133-7
(NAME)	(NAME)	
253 Nunley Drive	200 S. Lamar Street	Parcel 285
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn 37211	Jackson, Ms 39215	6DA60228
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James E. Claud and wife, Martha R. Claud

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sondra Derrick

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Valley View Meadows, Section III, of record in Book 3700, page 93, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Subject to restrictive covenants of record in Book 3673, page 439, Book 3770, Page 214, Book 4065, Page 227 and 4082, Page 106 and all matters as shown on the plan of record in Book 3700, page 93, Register's Office for said County.

Being the same property conveyed to James E. Claud and wife Martha R. Claud by deed from Richard N. Lawrence and wife Shirley J. Lawrence, of record in Book 4819, page 550, Register's Office for Davidson County, Tennessee.

98157

IDENTIFICATION REFERENCE

FEE 27 11 51 AM '87

This is unimproved ( ) This is improved (XX) property, known as 253 Nunley Drive, Nashville, Tn 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our their hand s this 26th day of February, 19 87

James E. Claud
James E. Claud

Martha R. Claud
Martha R. Claud

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Claud and wife, Martha R. Claud

the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, on this 26th day of February, 198XXXX 1987.

Commission expires: November 12, 1990

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be the _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by _____ self as such _____.

Witness my hand and official seal at _____, Tennessee, on this _____ day of _____, 198____.

Commission expires: _____

Notary Public

WARRANTY DEED

FROM
James E. Claud and wife,
Martha R. Claud

TO
Sondra Derrick

PLATEAU TITLE & ESCROW COMPANY, INC.
SUITE 150, 101 WESTPARK DRIVE
P. O. BOX 1369
BRENTWOOD, TN 37027

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7149 PAGE 884

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

720[illegible].00- CAMT.
201.60 CGTAX
.50 PRFEE
0.00 MOR[illegible]
CHECK 203.10-
5431A02/28/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9:81:57

IDENTIFICATION REFERENCE

FEB 27 10 51 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 50693