BOOK 7374 PAGE 341

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,253.24

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October, 1987

Notary Public

MY COMMISSION EXPIRES 7-17-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTY.
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS | Send Tax Bills To/Mortgagee As: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marcus Derrickson (NAME) | Same/None (NAME) | 11W03840 |
| 1810 Pearl Street (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 092-02-0-259.00 |
| Nashville, TN 37202 (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, Julia Miller, unmarried

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

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. 212 Block 12 on the plan of Hefferman Place, of record in Book 161, page 138, Register's Office for said County.

Said Lot No. 212 fronts 50 feet on the northerly margin of Eden Street and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to Jesse Miller and wife, Johnnie E. Miller by deed from Johnnie Miller to Homer McEwen, Trustee of record in Book 1731, page 87, said Register's Office. Johnnie E. Miller having died March 19, 1960. Jesse Miller having since died on July 5, 1974 leaving as his heirs Julia Miller, Mary Cannon, Katherine Maryland, Dorothy Barnett, Jesse Miller, Jr., Thomas Miller, Alonzo Miller and Robert Miller. Dorothy Barnett having died August 14, 1980. The property having since been conveyed to to Julia Miller by Quitclaim Deed from Robert Miller of record in Book 5820, page 4, by Quitclaim Deed from Jesse Miller, Jr. of record in Book 5820, page 6, by Quitclaim Deed from Thomas Miller of record in Book 5820, page 8, by Quitclaim Deed from Katherine Maryland of record in Book 5820, page 10, by Quitclaim Deed from Mary Cannon of record in Book 5820, page 12, and by Quitclaim Deed from Alonzo Miller of record in Book 5820, page 14, and by Quitclaim Deed from Wilbur L. Barnett being recorded simultaneously with this instrument, all in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth in the above referenced plan of record.

This is unimproved (XX) improved ( ) property, known as 2702 Eden Street, (House Number) (Street) Nashville, TN 37208 (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 my hand this 5th day of October, 1987

Julia Miller

Julia Miller.

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

BOOK 7374 PAGE 342

Personally appeared before me, the undersigned, a Notary Public of said county, Julia Miller, unmarried

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

WITNESS my hand, at office, this 5th day of October, 1987

NOTARY PUBLIC

My commission expires:

2-15-90

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, of 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 himself to be President (or other officer authorized to execute the instrument) 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 himself as

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

NOTARY PUBLIC

My commission expires:

DAVIDSON COUNTY, TN

OCT 8 8 54 AM '87

IDENTIFICATION REFERENCE

7248

WARRANTY DEED

FROM

Julia Miller

TO

Marcus Derrickson

PATRICIA SPICER CARDEN

Attorney At Law

236 Fourth Avenue North

Suite 200

Nashville, Tennessee 37219

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7374 PAGE 343

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

5253.24- CAMT.
14.84 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 21.34-
0936A10/08/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7249.8.

IDENTIFICATION REFERENCE

OCT 8 8 54 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 24425