Mail

PREPARED BY JERRY W. HAMLIN, ATTORNEY, ASHLAND CITY, TENNESSEE

ADDRESS OF NEW OWNER: SEND TAX BILLS TO: MAP & PARCEL
James Brown same
6991 Old Hickory Blvd
Whites Creek, TN. 37189

BOOK 7828 PAGE 217

WARRANTY DEED

For and in consideration of the sum of TWENTY FIVE THOUSAND DOLLARS cash, or the equivalent thereof, in hand paid, the receipt of which is hereby acknowledged, Darwin Elmer Derryberry and wife, Della Mai Derryberry, have bargained and sold, and by these presents do transfer and convey unto the said James E. Brown, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 14th, formerly the 24th, Civil District of said County, being part of the tract marked "Sold to R. D. Marshall" on the plan of the lands sold in sthe cause of Earthman vs. McCord, et al, under Rule No. 38136 of the Chancery Court at Nashville, a copy of the plan of said land being of record in Plan Book 3, page 16, of said Chancery Court, and also being known as Tract No. 12 on the Map of the property known as the Bob Marshall Farm, not of record, and described according to a copy of a survey thereof by L. D. Justice, Surveyor, August 21, 1947, as follows:

BEGINNING at a point in the center line of Old Hickory Boulevard at the corner of Tracts Nos. 12 and 13; thence with the line between said tracts north 28 deg. 09' east 852 feet to the south line of Tract No. 3; thence with the south line of the same south 38 deg. 22' east 106.1 feet to the corner of the tracts nos. 11 and 12; thence with the line between said tracts south 28 deg. 09' east 812 feet to the center line of Old Hickory Boulevard; thence with the center line of the same north 60 deg. 10' west 100 feet to the beginning, containing 1.97 acres, more or less.

BEING the same property conveyed to Darwin Elmer Derryberry and wife Della Mai Derryberry, by Installment Deed of record in Book 2481, Page 454, Register's Office for Davidson County, Tennessee.

The GRANTORS do hereby reserve possession of the house and 1/2 acre located adjacent to Old Hickory Boulevard for such period of time as said house is used as the primary place of residence of either or both of the GRANTORS. In the event the house should cease to be used as the primary place of residence of the GRANTORS this reservation shall terminate without the necessity of any action or notice on the part of the GRANTEE.

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.

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.

Witness our hands this ____ day of April, 1989.

Darwin Elmer Derryberry

Della Mai Derryberry

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darwin Elmer Derryberry and wife, Della Mai Derryberry, the bargainors, 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 Ashland City, Tennessee, this the 25 day of April, 1989.

My commission expires: 2-4-92

NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration for this transfer or value of property (whichever is greater) is $25,000.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 25 day of April, 1989.

NOTARY PUBLIC

My commission expires: 2-4-92

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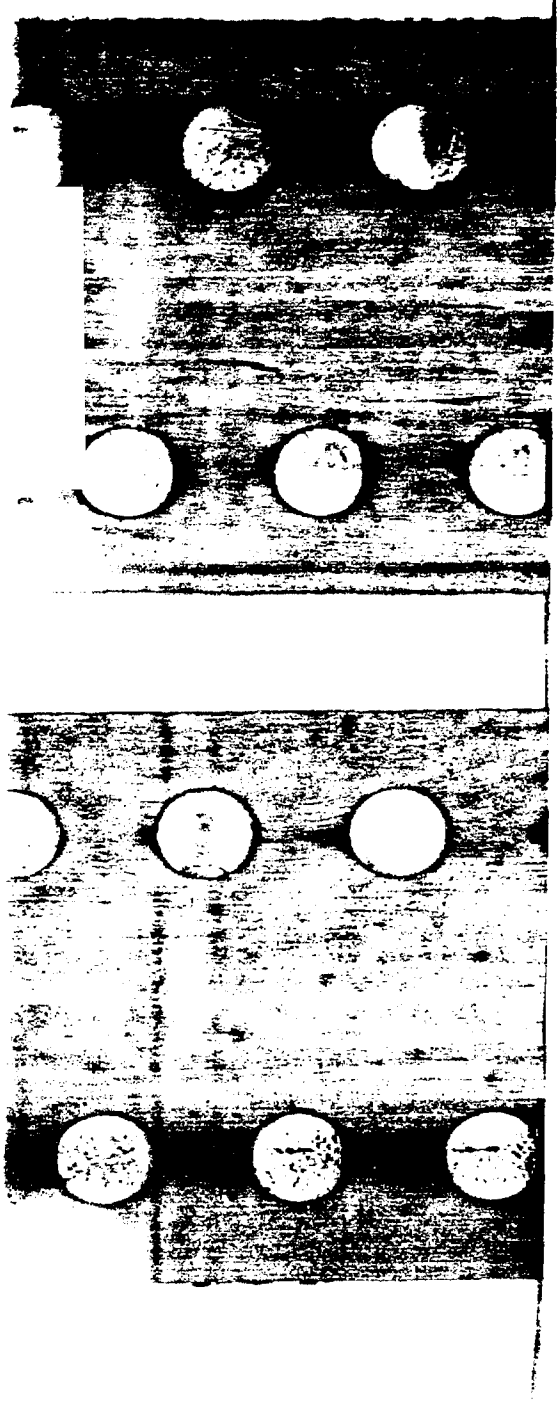
28843

IDENTIFICATION

MAY 1 9 22 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

MAIL CHG.



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

RECEIVED OF _____

FOR _____

BOOK 7828 PAGE 219

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
			CAMT 25000.00	
			CON TX 82.50	
			PRFEE 0.50	
			WDEED 6.00	
			TOTAL 89.00	
			CHECK 89.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/01/89 01 09:23 0001 1293

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IDENTIFICATION

MAY 1 9 22 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 204791