BOOK 8679 PAGE 655

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Michael W. Philipi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 1992.

Ollie Mai Ramsey
Notary Public

MY COMMISSION EXPIRES: March 25, 1995

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., # 110, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Philipi (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 162-3
4980 Algonquin Trail (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 630005 (STREET ADDRESS)	PARCEL 352
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Dallas, TX 75263-0005 (CITY) (STATE) (ZIP)	5DU-53419

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, Teresa Gail Nix Derrick and husband, Joseph Edward Derrick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael W. Philipi

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. 74 on the Plat of Haywood Hills, Section 5, of record in Plat Book 4675, page 143, Register's Office for said County.

Said Lot No. 74 fronts 58.0 feet on the easterly margin of Algonquin Trail and extends back 140.5 feet on the southerly line and 153.9 feet on the northerly line to a line in the rear on which it measures 59.53 feet.

BEING the same property conveyed to Teresa Gail Nix by deed from Marvin K. Clendenin and wife, Edna M. Clendenin, filed of record in Book 5716, page 578 and by quitclaim deed from John Alan Nixfiled of record in Book 6270, page 179, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

The said Joseph Edward Derrick joins in this conveyance to transfer any marital interest he may have in said property.

7132 07/20 0101 03CHECK 231.00

This is unimproved (XX) improved ( ) property, known as 4980 Algonquin Trail, Antioch, TN 37013
(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 my hand this 15th day of July, 1992

~~Teresa Gail Nix Derrick~~ Joseph Edward Derrick

Teresa Gail Nix Derrick Joseph Edward Derrick

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, Ollie Mai Parlsey, a Notary Public in and for said County and State, the within named Teresa Gail Nix Derrick and husband, Joseph Edward Derrick

(or proved to me on the basis of satisfactory evidence)

the bargainor, with whom I am personally acquainted, and who acknowledged that she they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of July 19 92

Commission expires March 25, 1995

Ollie Mai Parlsey Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted* and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

*(or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

_____ Notary Public

WARRANTY DEED

FROM

Teresa Gail Nix Derrick

TO

Michael W. Philipi

BOOK 8679 PAGE 656

Return to:

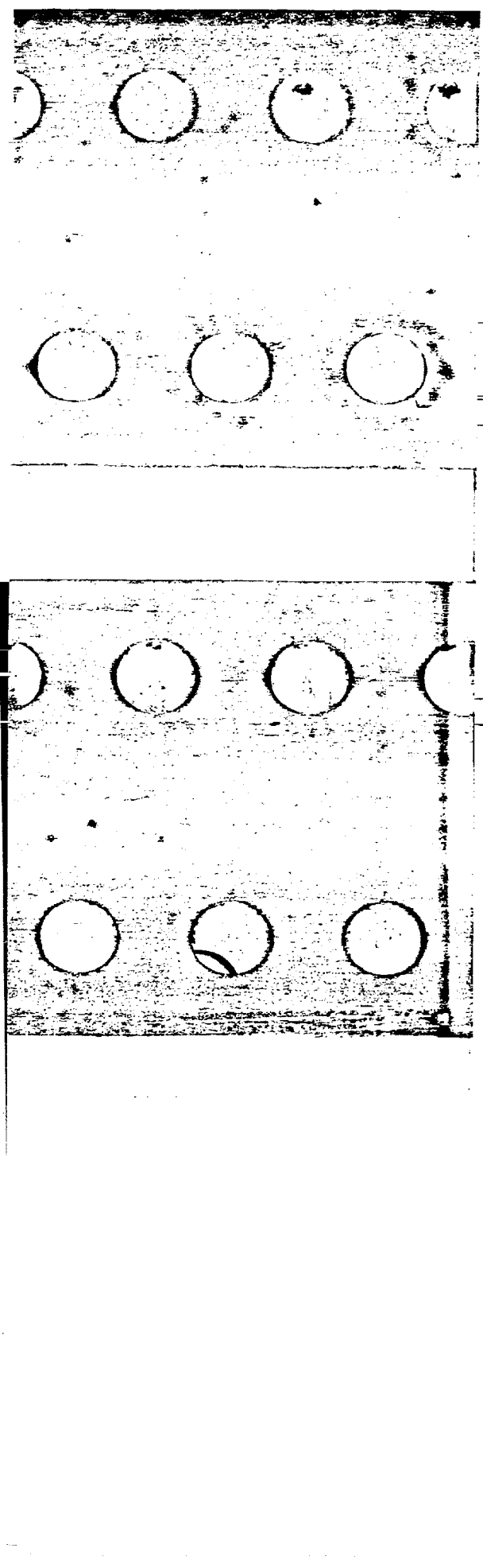
PRIORITY ESCROW SERVICES INC.
51 Century Boulevard
Suite 110
Nashville, TN 37214

IDENTIF. REFERENCE

JUL 20 3 36 PM '92

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

28957



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8679 PAGE 657

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

CAMT	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	8.00
TOTAL	231.00
CHECK	231.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 7132

28957.

IDENTIF. REFERENCE

JUL 20 3 36 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 551852