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STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,500.00

Daniel Derrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 1993

Notary Public

MY COMMISSION EXPIRES: 11 Feb 96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANIEL DERRICK (NAME)	CTX MORTGAGE COMPANY (NAME)	MAP 49
3506 STEVENS LANE (ADDRESS)	2525 PERIMETER PLACE, NO. 201 (ADDRESS)	PARCEL
NASHVILLE, TN 37218 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37214 (CITY) (STATE) (ZIP)	71.04

FOR AND 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, NELL MILLIGAN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANIEL DERRICK AND WIFE, BRENDA S. 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 the 13th Civil District of Davidson County, Tennessee, described according to a survey dated May 7, 1963, (Job No. 64-63), by E. L. Miller, Jr. & Co., as follows:

Beginning on the northerly margin of Stevens Lane at an iron pin lying 254 feet North 86 deg. 50' West of a spike at the intersection of the northerly margin of Stevens Lane and the westerly margin of Buena Vista Pike, said beginning point being also the southwesterly corner of the property conveyed to Mrs. Pauline Schmitt by deed of record in Book 3576, page 557, Register's Office for said County; and running thence, along the northerly margin of Stevens Lane, North 86 deg. 50' West 100 feet to an iron pin at the southeasterly corner of the property conveyed to Carl Benton Alexander and wife, by deed of record in Book 3578, page 505, said Register's Office; thence, along Alexander's easterly line, North 3 deg. 45' West 199.5 feet to an iron pin at Alexander's northeasterly corner; thence North 87 deg. 45' East 100 feet to an iron pin at the northwesterly corner of the said property conveyed to Mrs. Pauline Schmitt; thence, with Mrs. Schmitt's westerly line, South 3 deg. 30' East 209.1 feet to the beginning.

Being the same property conveyed to Hoyte Milligan and wife, Nell Milligan by deed of record in Book 3884, page 741, Register's Office for Davidson County, Tennessee; the said Hoyte Milligan having since died, the property vests in Nell Milligan as surviving tenant by the entirety.

unimproved ( )
This is improved (XX) property, known as 3506 STEVENS LANE, NASHVILLE, TN 37218
(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 29th day of January 19 93

Nell B. Milligan
NELL MILLIGAN

STATE OF TENNESSEE

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COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NELL MILLIGAN, UNMARRIED

the bargainor, 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 purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 29th day of January, 19 93

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE

COUNTY OF

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 oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute 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.

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

My commission expires

Notary Public

IDENTIFICATION REFERENCE

88.146

FEB 2 9 15 AM '93

DAVIDSON COUNTY, TN

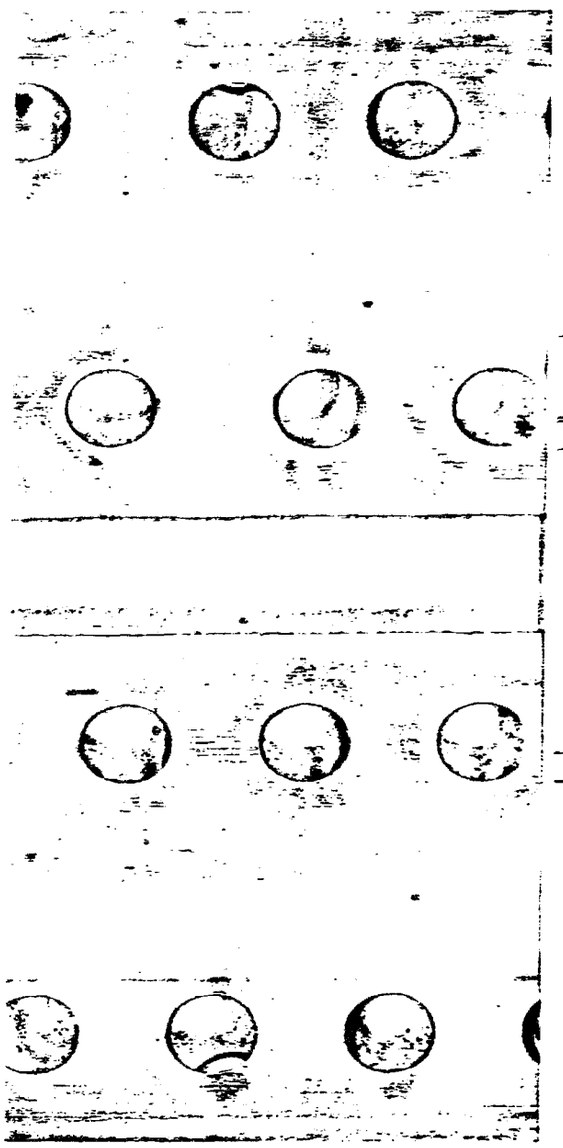
WARRANTY DEED

FROM

TO

RETURN TO:

8218 02/02 0101 03CHECK 295.75



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

RECEIVED OF _____

FOR _____

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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 77500.00
CON TX 286.75
PRFEE 1.00
WDEED 8.00
TOTAL 295.75
CHECK 295.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/93 01 09:13 0001 8218

8 8 1 4 6

IDENTIFICATION REFERENCE

FEB 2 9 15 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 616755