This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Wanda Faye Walker
3141 Crosswood Drive
Nashville, TN 37214

SEND TAX BILLS TO: Same

96 NOV 18 AM 10:33
PELIA A. HUTCHISON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

IDENTIF. & REFERENCE

0247238

WARRANTY DEED

(Map/Parcel No. 9/208)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **Bradley D. Derrick, unmarried,** have bargained and sold and do hereby transfer and convey unto **Wanda Faye Walker, unmarried,** her heirs and assigns, forever, that certain property located and situated in **Davidson** County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Tract No. 1 of a part of the T. J. Wilkinson Estate located in the 14th Civil District of Goodlettsville, Davidson County, Tennessee, and is more particularly described according to a survey by R.L. Montoya - Land Surveying, Inc., dated October 25, 1995, as follows:

BEGINNING at an iron rod (new) in the northerly margin of Ridgewood Road marking the southeast corner of the Carl M. Keaton Property as of record in Deed Book 2639, page 419, Register's Office for Davidson County, Tennessee, and the southwest corner of this described tract; thence, leaving said margin with the common line of said property, North 04° 00' 00" East 577.58 feet to an iron rod (new) marking the northwest corner of this described tract; thence, with an existing old fence line along the northerly line of this described tract, South 89° 02' 54" East, 537.97 feet to an iron rod (new) marking the northeast corner of this described tract and the northwest corner of Tract No. 2; thence, with the common line of said tracts, South 33° 59' 20" West, 781.03 feet to an iron rod (new) in the northerly margin of Ridgewood Road; thence, with said margin with a curve to the left having a radius of 501.83 feet and a distance of 163.51 feet to the point of beginning, containing 5.00 acres, more or less.

BEING the same property conveyed to Bradley D. Derrick, unmarried, by deed from Ruth Reasoner Pursley, unmarried, of record in Book 9888, page 317, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

This conveyance is made subject to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is unimproved property known as: Tract 1, T. J. Wilkinson Estate, Ridgewood Road, Goodlettsville, TN

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein.

GRANTOR FURTHER COVENANTS and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 14th day of November, 1996.

BRADLEY D. DERRICK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Glenn S. Macbeth, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Bradley D. Derrick, unmarried,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Hermitage, Tennessee, on this the 14th day of November, 1996.

NOTARY PUBLIC

My Commission Expires: September 15, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$40,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

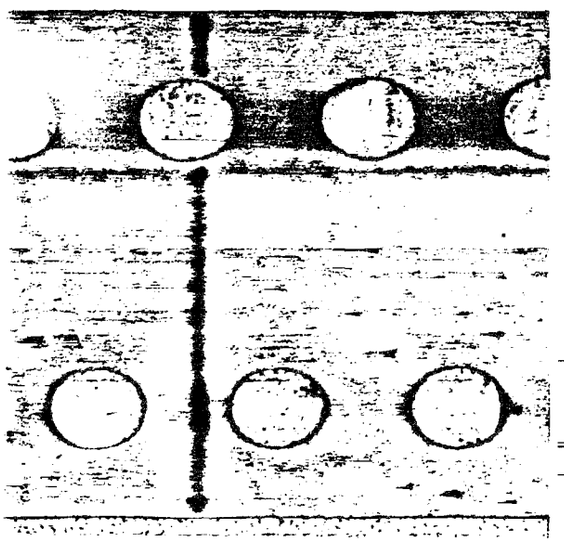
Affiant

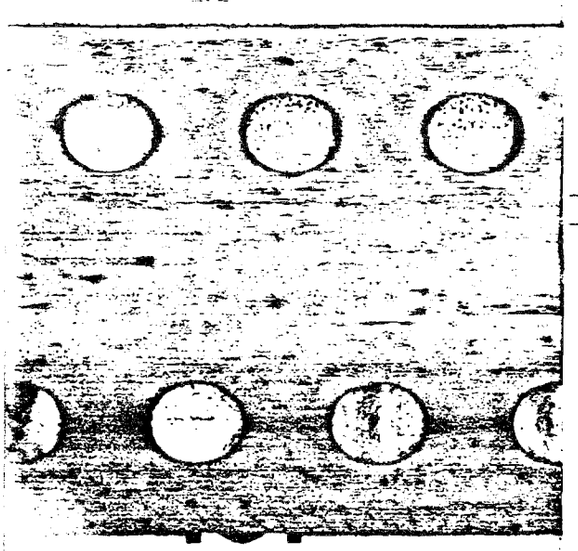
Subscribed and sworn to before me this 14th day of November, 1996.

NOTARY PUBLIC

My Commission Expires: September 15, 1998

20015 11/18 0101 CHECK 157.00





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

RECEIVED OF _____

FOR _____

BOOK 10261 PG 394

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
TOTAL 157.00
CHECK 157.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/18/96 01 10:37 0001 2038

0247238
IDENTIF. # REFERENCE

96 NOV 18 AM 10:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1088911