BOOK 10340 PG 730

BOX #19B

WARRANTY DEED

G#97-1-27K

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Robert M Derrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT M. DERRICK	"NEW OWNER"	MAP 077
(NAME)	(NAME)	
5121 Stallworth Drive		PART OF
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		PARCEL 044
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, JOHN T. HAILEY, JR., AND WIFE, ANNE S. HAILEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT M. DERRICK, UNMARRIED

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:

A tract or parcel of land located in the 12th Civil District of Davidson County, Tennessee, being designated as Tract No. 14 of the John T. Hailey, Jr., and Anne S. Hailey Tract and described according to a survey by Rex Northcutt, Tennessee Registered Land Surveyor, License No. 77, dated April 26, 1996, as follows:

BEGINNING at a metal pin set in the northwesterly margin of an access road leading to Garland Hollow Road, said metal pin being located in the common front corner of Tract No. 13 and Tract No. 14 of the John T. Hailey, Jr., Property; thence, North 14 degrees 51 minutes 01 second East 1039.61 feet to a point, said point being located in a stump in old wire; thence, South 67 degrees 02 minutes 26 seconds East 138.90 feet to a point, said point being located at a metal pin set at big oak; thence, North 86 degrees 36 minutes 58 seconds East 67.80 feet to a 5 inch maple; thence, North 78 degrees 49 minutes 51 seconds East 146.86 feet to a point, said point being located at a metal pin set in line with fence from West; thence, South 48 degrees 58 minutes 35 seconds East 88.08 feet to a point; thence, South 49 degrees 12 minutes 19 seconds East 227.65 feet to a point, said point being at the center line of old road bed; thence, South 43 degrees 07 minutes 02 seconds West 961.56 feet to a point at the beginning of a curve, said curve having a delta angle of 120 degrees 00 minutes 00 seconds, a radius of 50 feet, and a chord bearing South

CONTINUED

unimproved (X)
This is improved ( ) property, known as Tract No. 14, Hailey Property, Davidson County, TN
(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 our hand s this 31st day of January 1997

John T Hailey Jr
JOHN T. HAILEY, JR.

Anne S Hailey
ANNE S. HAILEY

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

68 degrees 17 minutes 40 seconds West 86.60 feet, to the right 104.72 feet to a point; thence, with the northwestwardly margin of the hereinabove referenced access road, South 68 degrees 17 minutes 40 seconds West 115.40 feet to the point of BEGINNING.

BEING part of the same property conveyed to John T. Hailey, Jr., and wife, Anne S. Hailey, by Deed from William T. Chapman, Jr., and wife, Mary Frances Chapman, of record in Book 3643, Page 109, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

0270377
IDENTIFICATION REFERENCE
97 FEB -5 PM 1:07
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
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

STATE OF FLORIDA)

COUNTY OF Brevard)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN T. HAILEY, JR., AND WIFE, ANNE S. HAILEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Melbourne Beach, Florida, this 3rd day of February, 1997.

Denise E. Smith
Notary Public

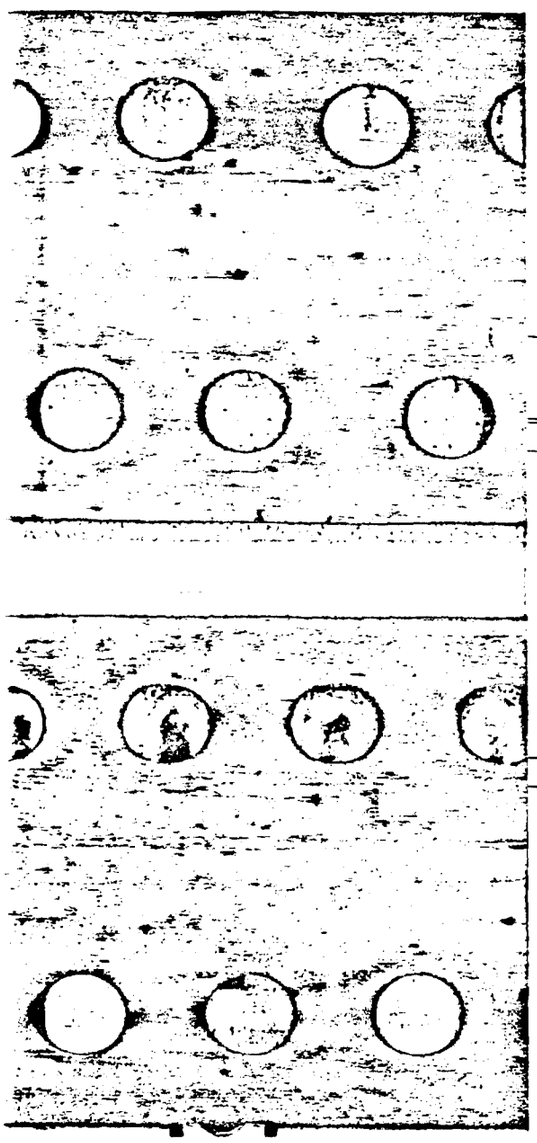
My Commission Expires: _____

DENISE E. SMITH
MY COMMISSION # CC 436537
EXPIRES: February 1, 1999
Bonded Thru Notary Public Underwriters

3448 02/05 0101 03CHECK 105.50

DCTN01WC

0270378



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10340 PG 733

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 12.00
TOTAL 105.50
CHECK 105.50

02/05/97 01 13:09 0001 3448

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0270377
IDENTIF. ↑ REFERENCE

97 FEB -5 PM 1:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1113954