Box 11

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON 10374 PG 930
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 23,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF March, 97

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
BICENTENNIAL TITLE & ESCROW, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark R. Rodriquez (NAME)	First Union Bank (NAME)	92-10-123
2834 Georgia Avenue (ADDRESS)	3865 Lebanon Road (ADDRESS)	92-10-122
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (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, Gary W. Derrick and wife, Veressa J. Derrick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark R. Rodriquez, married

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:

See attached Exhibit "A"

4668 03/10 0101 03CHECK 99.95

97 MAR 10 PM 2:51

unimproved ( )
This is improved (X) property, known as 2834 Georgia Avenue, Nashville, TN 37209
(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 6th day of March 19 97

Gary W. Derrick

Veressa J. Derrick

BOOK 10374 PG 931

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary W. Derrick and wife, Veressa J. Derrick

the bargainor S, 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 Nashville, Tennessee, this 6th day of March, 19 97.

Commission expires July 24, 1999

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

Exhibit "A" BOOK 10374 PG 932

Tract I:
Land in Davidson County, Tennessee, being the southerly part of Lot No. 35 and the southerly part of the easterly part of Lot No. 36 on the map of T. L. Pendleton's Subdivision of the Steger Home Place, of record in Book 421, Page 106, Register's Office for said Couinty, described together as follows:

Beginning at a point on the northerly margin of Georgia, formerly Torbitt Avenue, at the southwest corner of Lot No. 34 shown on said plan; thence with the northerly margin of said Avenue westwardly 53.83 feet to the easterly margin of the controlled access right-of-way line of the interstate Highway; thence with same north 16 deg. 59' 05" east 99.56 feet to a point; thence south 82 deg. 41' 18" east 32.56 feet to the westerly line of Lot No. 34; thence with the line between said lots Nos. 34 and 35 southwardly 98.25 feet to the beginning.

Tract II:
Land in Davidson County, Tennessee, being the northerly part of Lots Nos. 35 and 36 on the Map of I. L. Pendleton's Subdivision, as of record in Book 421, Page 106, Register's Office for said County.

Said part of said lots front 55 feet on the easterly side of 31st Avenue North and run back between lines, 119 feet on the northerly line, along the southerly margin of an alley, and 101 feet, more or less, on the southerly line, to the westerly line of Lot No. 34, measuring 50 feet thereon.

Included therein but expressly excluded therefrom is the following described property:

Land in Davidson County, Tennessee, being the northerly part of Lots 35 and 36 on the Map of I. L. Pendleton's Subdivision, as of record in Book 421, Page 106, Register's Office for Davidson County, Tennessee.

Beginning at the point of intersection of the southerly margin of an alley and the easterly margin of 31st Avenue, said point being the northwest corner of Lot 36 in I. L. Pendleton's Subdivision, as of record in Book 421, Page 106, Register's Office for Davidson County, Tennessee; thence with the southerly margin of said alley and the northerly boundary of Lots 35 and 36 in the aforesaid subdivision south 82 deg. 41' 18" east 97.52 feet to a point in the northerly line of said Lot 35, said point being westerly 21.48 feet from the northeast corner of said Lot 35; thence south 16 deg. 59' 05: west 51.84 feet to a point in the southerly line of that tract of land conveyed by deed dated May 5, 1950 and recorded in Registers Office for Davidson County, Tennessee in Book 2199, Page 358, also being the northerly line in that tract of land conveyed as Tract No. 1 by deed dated January 6, 1961 and recorded in Register's Office for Davidson County, Tennessee in Book 3177, Page 588; thence with the common line between the last two referred to deed north 82 deg. 41' 18" west 67.95 feet to the easterly margin of 31st Avenue; thence with the easterly margin of 31st Avenue and the westerly line of Lot 36 in the aforesaid subdivision north 14 deg. 53' 17" west 55.2 feet to the point of beginning.

Being the same property conveyed to Gary W. Derrick and wife, Veressa J. Derrick by deeds from William T. Haston and wife, Ruth J. Haston of record in Book 9688, page 896, as to Tract I and in Book 9681, page 837, as to Tract II, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10374 PG 933

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 23500.00
CON TX 86.95
PRFEE 1.00
WDEED 12.00
TOTAL 99.95
CHECK 99.95

03/10/97 01 14:55 0001 4668

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0280720

IDENTIFICATION

97 MAR 10 PM 2:51

DAVIDSON COUNTY TN

No. 1125037