BOOK 10449 PG 344

File in Box No. 19 B

WARRANTY DEED

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

STATE OF TENNESSEE 97-5-9-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May 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
JAMES S. DERRICK, JR.	"NEW OWNERS"	MAP 077
(NAME)	(NAME)	
508 River Rouge Drive		PART OF PARCEL
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		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 JAMES S. DERRICK, JR., 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:

FOR COMPLETE LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

9320 05/09 0101 03[illegible] 10[illegible]

97 MAY -9 PM 12:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved (X)
This is improved ( ) property, known as Tract No. 12, Pond Creek, Pegram, TN 37143
(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 7th day of May 1997

John T. Hailey, Jr.
JOHN T. HAILEY, JR.

Anne S. Hailey
ANNE S. HAILEY

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

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 Brentwood, Tennessee, this 7th day of May, 1997.

Commission expires July 24, 1999

Notary Public

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

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

DCTN01WC

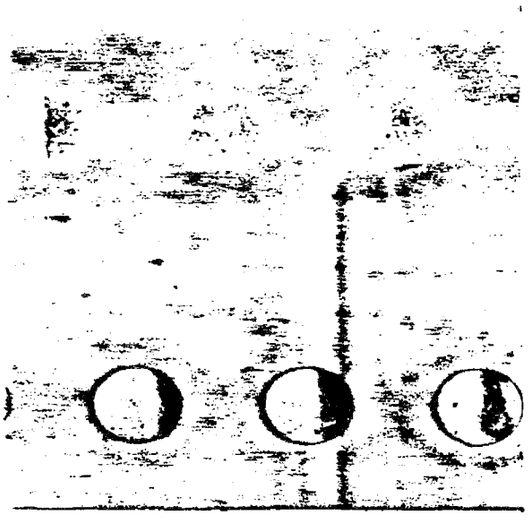
EXHIBIT "A"

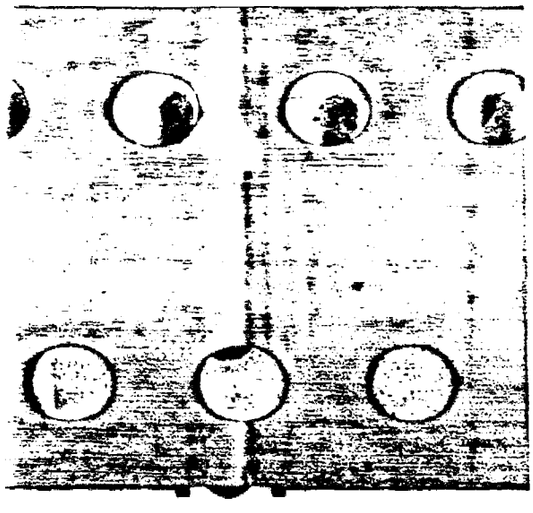
A tract or parcel of land located in the 12th Civil District of Davidson County, Tennessee, being designated as Tract No. 12 of the John T. Hailey, Jr., and Anne S. Hailey Tract and described according to a survey by Rex Northcutt, Tennessee Registered Land Surveyor, License No. 77, dated April 26, 1996,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

BEGINNING at a metal pin set on the North side of a proposed 50.00 foot wide right of way (off Garland Hollow Road) and being the southwest corner of a 50.00 foot wide right of way for ingress and egress and this being the southwest corner of the herein described tract, and said pin being 564.72 feet from a point in the center of Garland Hollow Road, this point being 261.62 feet from the northwest corner of the Charles McCoy property; thence, with the TRUE POINT OF BEGINNING North 13 degrees 54 minutes 09 seconds East 472.37 feet to a metal pin; thence, North 15 degrees 47 minutes 58 seconds East 323.55 feet to a metal pin at a metal fence post; thence, North 15 degrees 57 minutes 39 seconds East 361.06 feet to a metal pin at a metal fence post, the northwest corner of the herein described tract; thence, North 63 degrees 04 minutes 35 seconds East 149.11 feet to a nail at a 14 inch hickory; thence, North 64 degrees 59 minutes 07 seconds East 175.30 feet to a 10 inch maple in fence; thence, North 72 degrees 42 minutes 50 seconds East 103.92 feet to a metal pin at a 10 inch maple, the northeast corner of the herein described tract; thence, South 14 degrees 55 minutes 40 seconds West 1140.16 feet to a metal pin on the North margin of a proposed 50.00 foot wide right of way off Garland Hollow Road, the southeast corner of the herein described tract; thence, with said North margin of proposed 50.00 foot wide right of way South 68 degrees 17 minutes 40 seconds West 278.01 feet to a metal pin; thence, South 58 degrees 42 minutes 38 seconds West 163.72 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 will be paid by the Grantors herein.





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

RECEIVED OF _____

FOR _____

BOOK 10449 PG 347

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

05/09/97 01 12:21 0001 9320

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0303331
IDENTIF. ↑ REFERENCE

97 MAY -9 PM 12:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1149369