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BOX #19B

G#97-5-48K

WARRANTY DEED

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 $ 20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th 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
EDWARD V. DERRICK	"NEW OWNER"	MAP 077
(NAME)	(NAME)	
213 Hicks Road		PART OF
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		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 EDWARD V. 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. 13 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 on the North side of a proposed 50.00 foot wide right-of-way off Garland Hollow Road and being the Southwest corner of the herein described tract, and said pin being 1006.45 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 14 degrees 55 minutes 40 second East 1140.16 feet to a metal pin at a 10 inch maple, the Northwest corner of the herein described tract; thence, North 78 degrees 13 minutes 21 seconds East 99.71 feet to a 6 inch maple in fence; thence, North 77 degrees 17 minutes 53 seconds East 13.34 feet to a metal fence post; thence, North 73 degrees 11 minutes 29 seconds East 129.29 feet to a metal pin at a 10 inch maple; thence, North 88 degrees 58 minutes 26 seconds East 129.38 feet to a 16 inch oak in fence; thence, North 80 degrees 25 minutes 12 seconds East 18.32 feet to a stump in old wire, the Northeast corner of the herein described tract; thence, South 14 degrees 51 minutes 01 seconds West 1039.61 feet to a metal pin on the North side of a

CONTINUED

This is unimproved (X) improved ( ) property, known as Tract No. 13, Hailey Property, Pegram, 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 as this 28th day of May 1997

John T Hailey
JOHN T HAILEY, JR.

Anne S Hailey
ANNE S HAILEY

DCTN01WC

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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 28th day of May, 1997.

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

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

proposed 50.00 foot wide right-of-way, the Southeast corner of the herein described tract; thence, South 68 degrees 17 minutes 40 seconds West 440.29 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.

0309897
IDENTIFICATION REFERENCE
97 MAY 29 PM 3:53
REGISTER
DAVIDSON COUNTY, TN.
6547 05/29 0101 03CHECK 87.00

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	20000.00
CON TX	74.00
PRFEE	1.00
WDEED	12.00
TOTAL	87.00
CHECK	87.00

05/29/97 01 16:00 0001 6547

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0309897
IDENTIF. & REFERENCE

97 MAY 29 PM 3:53
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 115507