BOOK 10897 PG 669

THIS INSTRUMENT PREPARED BY:
Booker & Associates, P.C.
First American Center
315 Deaderick Street, Suite 1280
Nashville, TN 37238-1280

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Sandra Derrick	**SAME**	**59-11**
3814 Cravath Drive		**49**
Nashville, TN 37207		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $52,000.00.

Sandra J. Derrick
Affiant

Subscribed to and sworn before me this 30th day of March, 1998.

Notary Public

My Commission Expires: 3/24/2001

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars cash, in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LUTHER WATERS and SANDRA WATERS DERRICK, Co-Administrators of the Estate of Marguerite Waters Edwards, hereinafter called "GRANTORS", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said SANDRA J. DERRICK, married, hereinafter called "GRANTEE", her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot. No. 336, Section 2 on the Plan of Haynes Manor, as of record in Book 3700, page 88, Register's Office for said County.

SAID Lot No. 336 fronts 67.50 feet on the northerly margin of Cravath Drive and extends back 140.3 feet on the northwesterly line, passing a witness line at 120.0 feet, and 170.5 feet on the southeasterly line, passing a witness line at 116.4 feet, to a dead line in the rear, on which it measures 103.96 feet.

BEING the same property conveyed to Earl W. Edwards and wife, Marguerite Edwards by deed from James H. Chandler and wife, Elzer S. Chandler of record in Book 4239, page 340 said register's office, Earl W. Edwards having predeceased Marguerite Edwards leaving no children and Marguerite Edwards now also being deceased leaving no children.

This is improved property known as 3814 Cravath Drive, Nashville, Davidson County, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belong, to the Grantee, her successors, heirs and assigns forever. I covenant with the said Grantee that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 30th day of March, 1998.

Luther Waters

Luther Waters, Co-Administrator of the Estate of Marguerite Waters Edwards

Sandra Waters Derrick

Sandra Waters Derrick, Co-Administrator of the Estate of Marguerite Waters Edwards

VERIFICATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUTHER WATERS and SANDRA WATERS DERRICK, Co-Administrators of the Estate of Marguerite Waters Edwards, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 30th day of March, 1998.

LaSonia D. Moss
Notary Public

My Commission Expires: 3/24/2001

7539 04/23 01:01 03CHECK 201-40

PICK-UP

98 APR 23 PM 2:00
FELIX Z. ELLIS, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
04 28 75 5

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

RECEIVED OF _____

FOR _____

BOOK 10897 PG 671

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

MAMT 52000.00
ERR CO
MAMT 52000.00-
CAMT 52000.00
CON TX 192.40
PRFEE 1.00
MTGFEE 8.00
TOTAL 201.40
CHECK 201.40

04/23/98 01 14:01 0001 7539

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0428755
IDENTIF. & REFERENCE

98 APR 23 PM 1:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1283662