This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Gary W. Derrick
3024 Goodwin Drive
Nashville, TN 37217-4126

SEND TAX BILLS TO:
Same

WARRANTY DEED

(Map Number 81-11; Parcel Number 385.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **DOROTHY E. HORNER**, an unmarried person, have bargained and sold and do hereby transfer and convey unto **GARY W. DERRICK** and wife, **VERESSA J. DERRICK**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being the southerly one-half of Lot No. 277, on the plan of McGavock, Wetmore and Others' Second Addition to Nashville, called the Addition to the Town of McGavock, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID part of Lot No. 277 fronts 50 feet on the westerly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Dorothy E. Horner, an unmarried person, by deed from Jim Sullins and Jim Baird, of record in Book 10048, page 166, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: **1623 14th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein and for the 1999 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTOR FURTHER COVENANTS and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 3rd day of March, 1999.

DOROTHY E. HORNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dorothy E. Horner, an unmarried person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 3rd day of March, 1999.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

3759 03/04 0101 03CHECK 299.60

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$78,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3rd day of March, 1999.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

05566534
IDENTIF. & REFERENCE
99 MAR -4 PM 1:57
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

PICK-UP

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11368 PG. 202

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0556534

IDENTIF. & REFERENCE

99 MAR -4 PM 1:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	78000.00
CON TX	288.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	299.60
CHECK	299.60

03/04/99 01 13:55 0001 3759

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1432934