99 MAY -5 AM 10:12

0582859

This Instrument Prepared By:
Daniel W. Small, Esq.
323 Union Street, Suite 300
Nashville, Tennessee 37219-0608
(615) 252-6000

Address New Owner:	Tax Map & Parcel	Send Tax Bills To:
Harriette J. Derryberry and Jack W. Derryberry, Jr. 1138 Battery Lane Nashville, Tennessee 37220	131-12-98	SAME

DEED OF GENERAL WARRANTY

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, ROGER RAY WITBECK, PAMELA MOORE, AND KIM BRUEHLER, (the "Grantors"), as devisees under the Last Will and Testament of Mickey M. Witbeck (deceased), have bargained and sold, and by these presents do transfer and convey, to HARRIETTE J. DERRYBERRY AND HUSBAND JACK W. DERRYBERRY, JR., (the "Grantees"), their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being part of Lot Nos. 1 and 5, on the Plan of J.T. Jenkins Home Place, as shown on plat of record in Plat Book 547, page 20, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Mickey M. Witbeck, unmarried, by Deed of Record in Book 7074, page 102, Register's Office for Davidson County, Tennessee. The said Mickey M. Witbeck has since died, and upon his death title was vested in Roger Ray Witbeck, Pamela Moore, and Kim Bruehler under the Last Will and Testament of Mickey M. Witbeck filed of record in the Probate Court for Davidson County, Tennessee, No. 96P-1290.

This conveyance is made subject to:

1. 1999 taxes, a lien not yet due and payable which have been assumed by Grantees;

2. Easements and restrictions of record;

3. ALL matters shown on Plat recorded in Book 547, page 20; and

4. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 4298, page 467.

This is improved property, known as 1139 Battery Lane, Nashville, Tennessee 37220 and last surveyed by John Kohl and Company, P.C. on December 29, 1998 File No. 60491-120.

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 successors and assigns, forever; and Grantors do covenant with the said Grantees that Grantors 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 set out. Grantors do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons, whomsoever. George H. Cate, Jr., Administrator CTA/DBN for the Estate of Mickey M. Witbeck, has been duly authorized to execute this Deed of General Warranty on behalf of the Grantors by an Order Approving Contract For Sale

of Real Estate approved for entry by the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) on February 12, 1999. 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 this 3rd day of May, 1999.

GRANTORS:

ROGER RAY WITBECK, PAMELA MOORE, AND KIM BRUEHLER, devisees under the Last Will and Testament of Mickey M. Witbeck (deceased)

By: George H. Cate, Jr.
George H. Cate, Jr., Administrator CTA/DBN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, Notary Public in and for the State and County aforesaid, personally appeared George H. Cate, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the Administrator CTA/DBN for The Estate of Mickey M. Witbeck, and that he as such Administrator, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the his name as such Administrator.

WITNESS by hand and seal at office, on this the 3rd day of May, 1999.

Notary Public

My Commission Expires:
11-30-02

The actual consideration for this transfer or value of property (whichever is greater) is $205,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

GRANTEES:

Harriette J. Derryberry

Jack W. Derryberry, Jr.

Sworn to and subscribed this 3rd day of May, 1999.

Notary Public

My Commission Expires: 11-30-02

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11463 PG. 444

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

CHECK

203000.00
TX 758.50
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 769.50
CHECK 769.50
10:1a 0401 1698

0582859

IDENTIFICATION REFERENCE

99 MAY -5 AM 10:12

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456379