PREPARED BY:
Lender's Title & Escrow LLC
2000 Glen Echo Road, Suite 104
Nashville, Tennessee 37215

Instr:200005170049599 Page: 1 OF 2
REC'D FOR REC 05/17/2000 1:33:00PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $327.45

WARRANTY DEED

THIS INDENTURE is made and entered into this **5th** day of **May, 2000** by and between **Gary W. Derrick and Veressa J. Derrick** , herein after referred to as GRANTOR, and **Hayley M. Klein** * herein after referred to as GRANTEE. *unmarried, and Charles Davis, unmarried,*

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, 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 plan reference is hereby made for a more complete and accurate description thereof.

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 Gary W. derrick and wife, Veressa J. Derrick, by deed from Dorothy E. Horner, an unmarried person, of record in Book 11368, page 200, Register's Office for Davidson County, Tennessee.

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

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Gary W. Derrick
Signature of Seller

Veressa J. Derrick
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Gary W. Derrick and Veressa J. Derrick** , the within named bargainors, 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, at office, this **5th** day of **May, 2000.**

Notary Public

My Commission Expires: March 34, 2001

Name and Address of Property Owner:
Hayley M. Klein
1623 14th Avenue North, Nashville, TN 37208

Send Tax Statements to:

Countrywide Home Loans, Inc., 718 Thompson Lane, Nashville, TN 37204
,

Map & Parcel #81-11 / 385.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$88,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **5th** day of **May, 2000.**

Notary Public

My Commission Expires: March 34, 2001

RETURN TO:

Lender's Title & Escrow LLC
2000 Glen Echo Road, Suite 104
Nashville, Tennessee 37215
20-2-012