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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/01 14:43 3pgs
Fees:18.00 Taxes:307.10
20011019-0114434

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October, 2001

Notary Public

MY COMMISSION EXPIRES: 10-25-03 (AFFIX SEAL)

G-7135-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glenbrook Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Derrick (NAME)	Franklin Mortgage Funding (NAME)	MAP 51
1203 South Graycroft (ADDRESS)	25800 Northwestern Highway (ADDRESS)	GROUP 6
Madison, TN 37115 (CITY) (STATE) (ZIP)	Southfield, MI 48075 (CITY) (STATE) (ZIP)	PARCEL 38

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, William G. McCreery and wife, Margaret L. McCreery

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry Derrick

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:

Land in Davidson County, Tennessee being Lot No. 22 on the Plan of the Re-subdivision of Lots Nos. 20 and 21, Section 2 and Lot 22, Section 3, Oakland Acres, as of record in Book 2083, Page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 151.7 feet on the easterly side of Graycroft Avenue and extends back between lines 220 feet to a dead line, measuring 150.6 feet thereon.

INCLUDED in the above description but EXPRESSLY EXCLUDED THEREFROM is the following described property conveyed to Metropolitan Government of Nashville and Davidson County by deed from William G. McCreery and wife, Margaret L. McCreery, of record in Book 7857, Page 880, Register's Office for Davidson County, Tennessee:

Land in Davidson County, Tennessee, being a part of Lot No. 22 on the Plan of the Re-Subdivision of Lots Nos. 20 and 21, Section 2, and Lot 22, Section 3, Oakland Acres, as of record in Book 2083, Page 60, Register's Office for said County, described as follows:

RIGHT-OF-WAY: Beginning at a point on the southwest corner of Parcel 38 of Map 51-6 and lying approximately 25.0 feet east of existing centerline of South Graycroft Avenue; thence S 81 degrees 56' 12" W for a distance of 5.0 feet to a point; thence N 8 degrees 26' 24" E along proposed right-of-way line for a distance of 151.7 feet to a point; thence N 81 degrees 33' 36" W for a distance of 5.0 feet to a point; thence S 8 degrees 26' 24" W along existing right-of-way line of South Graycroft Avenue for a distance of 151.7 feet to

CONTINUED

unimproved ( )
This is improved (X) property, known as 1203 South Graycroft, Madison, TN 37115 (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 s this 10th day of October, 2001

William G. McCreery

Margaret L. McCreery

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

the point of beginning and containing therein an area of 759 (plus or minus) square feet.

TEMPORARY EASEMENT FOR SLOPE PURPOSES: Being a 10 foot wide strip of land lying adjacent to, parallel, and on the east side of the above right-of-way description and containing therein an area of 1,520 (plus or minus) square feet. Said temporary easement to be abandoned upon completion of construction.

Being part of the same property conveyed to William G. McCreery and wife, Margaret L. McCreery by deed from Curtis B. Hamric and wife, Mercedes V. Hamric dated June 22, 1959 and of record in Book 2923, Page 113, Register's Office for Davidson County, Tennessee.

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 William G. McCreery and wife, Margaret L. McCreery

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 Goodlettsville, Tennessee, this 10th day of October, 2001.

Commission expires 6-25-03

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 _____, _____.

My commission expires _____

Notary Public