14814-1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/14/02 08:30 3pgs
Fees:18.00 Taxes:148.00

20020114-0005175

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th DAY OF January, 2002

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELIZABETH B. HODGES	New Owner	Map 88
(NAME)	(NAME)	
714 Hillwood Boulevard		Parcel 061.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, JAMES S. DERRICK, JR. AND WIFE, NANCY DERRICK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELIZABETH B. HODGES AND RALPH D. BURNS, JR., as joint tenants with right of survivorship

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:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

BEING the same property conveyed to James S. Derrick, Jr., married by Deed from John T. Hailey, Jr. and wife, Anne S. Hailey, of record in Book 10449, Page 344, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Nancy Derrick, spouse of the above named James S. Derrick, Jr., joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

unimproved (X)
This is improved ( ) property, known as 1021 Garland Hollow Road, Pegram, TN 37143
(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 4th day of January, 2002

James S. Derrick Jr.
JAMES S. DERRICK, JR.

Nancy Derrick
NANCY DERRICK

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 JAMES S. DERRICK, JR. AND WIFE, NANCY DERRICK

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 4th day of January, 2002.

Commission expires 4/10/05

Notary Public

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

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, a _____, 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 _____, 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

EXHIBIT "A"

A tract of land located in the 12th Civil District of Davidson County, Tennessee, being designated as Tract No. 12 of the John T. Hailey, Jr. and Anne S. Hailey Tract and described according to a survey by Rex Northcutt, Tennessee Registered Land Surveyor, License No. 77, dated April 26, 1996, as follows:

Beginning at a metal pin set on the north side of a proposed 50.00 foot wide right of way (off Garland Hollow Road) and being the southwest corner of a 50.00 foot wide right of way for ingress and egress and this being the southwest corner of the herein described tract, and said pin being 564.72 feet from a point in the center of Garland Hollow Road, this point being 261.62 feet from the northwest corner of the Charles McCoy property; thence, with the true point of beginning, North 13° 54' 09" East 472.37 feet to a metal pin; thence, North 15° 47' 58" East 323.55 feet to a metal pin at a metal fence post; thence, North 15° 57' 39" East 361.06 feet to a metal pin at a metal fence post, the northwest corner of the herein described tract; thence, North 63° 04' 35" East 149.11 feet to a nail at a 14 inch hickory; thence, North 64° 59' 07" East 175.30 feet to a 10 inch maple in fence; thence North 72° 42' 50" East 103.92 feet to a metal pin at a 10 inch maple, the northeast corner of the herein described tract; thence South 14° 55' 40" West 1140.16 feet to a metal pin on the North margin of a proposed 50.00 foot wide right of way off Garland Hollow Road, the southeast corner of the herein described tract; thence, with said North margin of proposed 50.00 foot wide right of way South 68° 17' 40" West 278.01 feet to a metal pin; thence, South 58° 42' 38" West 163.72 feet to the point of beginning.