THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21621-08-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $55,000.00 Gary W Derrick Affiant Subscribed and sworn to before me, this 22nd day of August, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Gary W. Derrick Veressa J. Derrick 3809 Park Royal Lane Nashville, TN 37013	**Send Tax Bills To:** Countrywide Home Loans, Inc. P.O. Box 660694 Dallas, TX 75266-0694	**Tax Information:** Map No.105.07 Parcel No. 340.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frank F. Chalfont, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary W. Derrick and wife, Veressa J. Derrick** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 539 Moore Avenue, Nashville, TN, 37203

This is NOT the principal residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this August 22, 2003.

Frank F. Chalfont

Davidson County DEEDWARR
Recvd: 08/26/03 12:27 2pgs
Fees:13.00 Taxes:203.50
20030826-0123607

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Frank F. Chalfont** , 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, at office, this 22nd day of August, 2003.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
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EXHIBIT "A"

Land in the Sixth Civil District of Davidson County, Tennessee, and being the westerly 50 feet of Lot No. 48 on the Plan of the Nancy Moore property as of record in Book 137, page 91, Register's Office for Davidson County, Tennessee, and described as follows:

Said part of Lot No. 48 fronts 50 feet on the south side of Moore Avenue and extends back between parallel lines 148 ¼ feet to the south side of the said Moore property.

Being the same property conveyed to Frank F. Chalfont by deed dated August 7, 1980 from William H. Lassiter, Jr., Trustee of record in Book 5636, page 640, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3) All matters appearing on the Plan of record in Plat Book 137, page 91, Register's Office for Davidson County, Tennessee.