40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 11/26/03 15:23 2pgs
Fees:13.00 Taxes:347.80
20031126-0172112

ADDRESS NEW OWNER:

Michael Deroche
Paula Guerette
8209 West Chase Court
Nashville, TN 37221

SEND TAX BILL:

New Owner
8701 Harpeth View Dr.
Nashville, TN 37221

MORTGAGEE:

SunTrust Mortgage, Inc.
P.O. Box 305110
Nashville, TN 37230-5110

MAP AND PARCEL:

Map 156-13
Parcel 29

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Anthony Williams and wife, Dana Williams, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Michael Deroche and wife, Paula Guerette, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in the Davidson County, Tennessee, being Lot No. 36 on the Plan of Revision Two Final Plat for Chase Creek, as of record in Plat Book 9700, page 524, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Anthony Williams and wife, Dana Williams by deed from Chase Creek, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 200006130058901, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 8209 West Chase Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

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

Witness its hand this 25th day of November, 2003.

Anthony Williams

Dana Williams

STATE OF ARKANSAS)
COUNTY OF Benton)

Before me, the undersigned, of the state and county aforesaid, personally appeared Anthony Williams and Dana Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 25th day of November, 2003.

Notary Public

OFFICIAL SEAL
HARRIET G. THOMAS
NOTARY PUBLIC-ARKANSAS
BENTON COUNTY
My Commission Expires 01/05/2010

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $94,000.00.

AFFIANT

Subscribed and sworn to before me
this 26th day of November, 2003.

NOTARY PUBLIC

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005