# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/27/04 11:04 2pgs
Fees:13.00 Taxes:370.00

20040427-0047534

NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENNESSEE
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael D. Derrick | ABN AMRO MORTGAGE GROUP, INC. | MAP 119-15 PAR. 74 |
| (NAME) | (NAME) | |
| 3005 Mavert Drive | P.O. BOX 5064 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | TROY, MI 48084 | |
| (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, I, **ROBERTA ANN BEASLEY, A SINGLE WOMAN, by and through CARLA MARIE BURROUGHS, Attorney in Fact**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL D. DERRICK AND WIFE, ELIZABETH G. 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. 20 on the plan of Southlake, Section Four, of record in Book 3300, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Roberta Ann Beasley by deed of record in Book 6131, page 961, and originally in Book 4413, page 906, Register's Office for Davidson County, Tennessee.

CARLA MARIE BURROUGHS executes this instrument as Attorney in Fact for ROBERTA ANN BEASLEY pursuant to Durable Power of Attorney of record in Instrument No. 20040317-0030408, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is unimproved property, known as 3005 Mavert Drive, Nashville, TN 37211
(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 my hand(s) this 19 day of April, 2004.

Roberta Ann Beasley
Roberta Ann Beasley

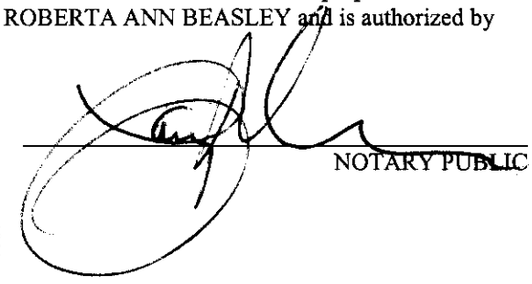
BY: Carla Marie Burroughs
Carla Marie Burroughs, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

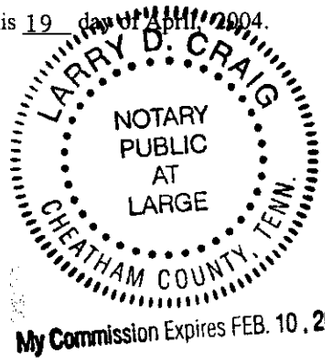
Personally appeared before me, CARLA MARIE BURROUGHS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and further acknowledged that she is the Attorney In Fact for ROBERTA ANN BEASLEY and is authorized by ROBERTA ANN BEASLEY to execute this instrument on her behalf.

WITNESS my hand and official seal this 19 day of April, 2004.



NOTARY PUBLIC

My commission expires:




My Commission Expires FEB. 10 , 2008