This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Kim Williams
1023 Garland Hollow Rd.
Pegram, Tennessee 37143

SEND TAX BILL TO:
Owner

MORTGAGEE:

NONE

Davidson County DEEDWARR
Recvd: 10/13/04 16:05 3pgs
Fees:18.00 Taxes:795.50
20041013-0123652

MAP 77
GROUP
PARCEL 76

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Edward Derrick and wife, Brigida Derrick** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Kim Williams**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A"

Being the same property conveyed to Edward Derrick and wife, Brigida Derrick by Quitclaim deed from Edward V. Derrick of record in Instrument no. 20040405-0038119, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Edward V. Derrick by Warranty Deed from John T. Hailey, Jr. and wife, Anne S. Hailey, of record in Book 10471, Page 479, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 1023 Garland Hollow Rd., Pegram, Tennessee 37143.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hands this the 8th day of October, 2004.

Edward Derrick

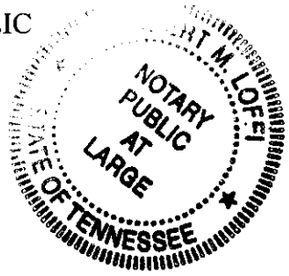
Brigida Derrick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Edward Derrick and wife, Brigida Derrick**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 8th day of October, 2004.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 7/19/2008

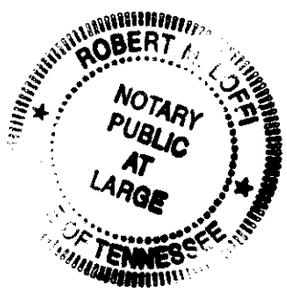
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $215,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of October, 2004.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 7/19/2008

EXHIBIT A

A tract or parcel of land located in the 12th Civil District of Davidson County, Tennessee, being designated as Tract No. 13 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 on the North side of a proposed 50.00 foot wide right-of-way off Garland Hollow Road and being the Southwest corner of the herein described tract, and said pin being 1006.45 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 14 degrees 55 minutes 40 seconds East 1140.16 feet to a metal pin at a 10 inch maple, the Northeast corner of the herein described tract; thence, North 78 degrees 13 minutes 21 seconds East 99.71 feet to a 6 inch maple in fence; thence, North 77 degrees 17 minutes 53 seconds East 13.34 feet to a metal fence post; thence, North 73 degrees 11 minutes 29 seconds East 129.29 feet to a metal pin at a 10 inch maple; thence, North 88 degrees 58 minutes 26 seconds East 129.38 feet to a 16 inch oak in fence; thence, North 80 degrees 25 minutes 12 seconds East 18.32 feet to a stump in old wire, the Northeast corner of the herein described tract; thence, South 14 degrees 51 minutes 01 seconds West 1039.61 feet to a metal pin on the North side of a proposed 50.00 foot wide right-of-way, the Southeast corner of the herein described tract; thence, South 68 degrees 17 minutes 40 seconds West 440.29 feet to the point of BEGINNING.

Commonly known as: 1023 Garland Hollow Road, Pegram, TN 37143