State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Subscribed and sworn to before me, this 30th day of November, 2004.

My Commission Expires 1-2-2007

Affiant

Notary Public

File No. N13774

NICOLE HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/01/04 13:04 2pgs
Fees:13.00 Taxes:259.00
20041201-0142993

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Derrick Clendening		NAME: Derrick Clendening	
STREET ADDRESS: 402 Myrtle Street		STREET ADDRESS: 402 Myrtle Street	
CITY: Nashville	STATE: Tennessee	CITY: Nashville	STATE: Tennessee
ZIP CODE: 37206		ZIP CODE: 37206	
MAP & PARCEL NO.: 082-12-0-159.00			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, J.C. Pickett

Hereinafter called Grantor has, bargained and sold, and by these presents do hereby transfer and convey unto Derrick Clendening

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 174 on the Plan of F.O. Beasley's McFerrin Addition to East Nashville, a plan of which is of record in Book 57, Page 136, Register's Office for Davidson County, Tennessee.

Said Lot No. 174 fronts 50 feet on the wet side of Myrtle Street and runs back between parallel lines 150 feet to an alley 15 feet wide and is located in Block No. 1.

BEING the same property conveyed to J.C. Pickett by Warranty Deed from Andrew Cowan and Jennie Dennings, dated 11/18/04, recorded 11/19/04, as Document No. 200111190138940, Davidson County, Tennessee.

This is improved property known as 402 Myrtle Street, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

Unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

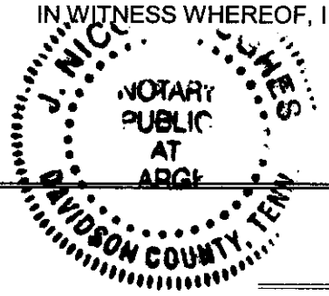
WITNESS my hand this 30th day of November, 2004.

J.C. Pickett

State of Tennessee
County of Davidson } ss

On this the 30th day of November, 2004, before me, the undersigned Notary Public, personally appeared **J.C. Pickett**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public
My commission expires 1-27-07

My Commission Expires

WARRANTY DEED