File Box 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 325,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF JANUARY, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

DEBRA MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00557

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Steven D. Myers	same	MAP:158-3
6121 Melbourne Drive		Parcel:43
Nashville, TN 37215		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SARAH A. DERKS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

STEVEN D. MYERS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6121 Melbourne Drive, Nashville, TN 37215

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 7th day of January, 2005.

Sarah A. Derks by Sanford B. Krantz, attorney in fact.
Sarah A. Derks
By: Sanford B. Krantz, Attorney in Fact

Davidson County DEEDWARR
Recvd: 01/10/05 14:03 2 pgs
Fees:13.00 Taxes:1202.50
20050110-0003616

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 7th day of January, 2005, before me personally appeared Sanford B. Krantz to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sarah A. Derks and acknowledged that he executed the same as the free act and deed of said Sarah A. Derks.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE COMMISSION EXPIRES MAY 10, 2008 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

Lot 499, HILLSBORO PARK, SECTION VIII, as shown on plat of record in Plat Book 2663, Page 96, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sarah A. Derks by Warranty Deed from William D. Jackson and wife, Molly Bradley Jackson, recorded the 18th day of November, 2003 in Instrument No. 20031118-0167953, in the Register's Office of Davidson County, Tennessee..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Sarah A. Derks pursuant to a power of attorney executed by the same on the 12/30/2004, and being filed for in Instrument # 20050110-0003614, Register's Office for Davidson County, Tennessee.