THIS INSTRUMENT PREPARED BY:
Watkins, McGugin, McNeilly & Rowan, PLLC
W. Warner McNeilly, III
214 Second Avenue, North Suite 300
Nashville, Tennessee 37201
(615) 255-2191

Davidson County DEEDWARR
Recvd: 01/28/05 12:40 2 pgs
Fees:13.00 Taxes:832.50
20050128-0010593

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RENEE DERRA 1602 Burton Ave. Nashville, TN 37215	SAME	Map: 118-11 Par: 156

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Renee Derra
RENEE DERRA

SUBSCRIBED AND SWORN to before me, W. Warner McNeilly III, by RENEE DERRA this 28th day of January, 2005.

Notary Public

My Commission Expires: 9/24/05

W. WARNER McNEILLY III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 24, 2005

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty-Five Thousand Dollars ($225,000.00), payable in cash of One Hundred Thirty-Five Thousand Dollars ($135,000.00), the receipt of which is hereby acknowledged, and a promissory note in the amount of Ninety Thousand Dollars ($90,000.00), the receipt of which is hereby acknowledged, I, JEAN RULE FLIPPEN, hereinafter "GRANTOR", have this day bargained and sold and do hereby transfer and convey unto RENEE DERRA, hereinafter "GRANTEE", her heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 of Block "I" on the Map of Berry Hill Gardens, as of record in Book 1130, page 36.

Said Lot No. 6 fronts 65 feet on the east side of East Iris Drive and runs back between parallel lines, 139.75 feet to a dead line.

Being the same property conveyed to Jean Rule Flippen, by Deed of record in Book 5992, Page 555, R.O.D.C.

Being the same property conveyed to Jean Rule Flippen by Deed of record in Book 5992, Page 555, R.O.D.C.

Said property is subject to the following:

1. 2005 and subsequent years real property taxes are a lien, but not yet due and payable.

2. Subject to Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4611, page 110, Register's Office, Davidson County, Tennessee.

3. Subject to all matters shown on plat of record in Plat Book 1130, page 36, Register's Office, Davidson County, Tennessee, which shows a setback line from East Iris Drive and a 10-foot public utilities easement along rear line of lot.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, her heirs and assigns forever. GRANTOR covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters shown above.

GRANTOR further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real estate to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS my hand this 28th day of January, 2005.

Jean Rule Flippen
JEAN RULE FLIPPEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Warner McNeilly III, of said county, JEAN RULE FLIPPEN, the within named bargainor, 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. Witness my hand, this 28th day of January, 2005.

NOTARY PUBLIC

My Commission Expires:

9/24/05

W. WARNER McNEILLY III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005