Davidson County DEEDWARR
Recvd: 06/20/05 14:43 2 pg
Fees:13.00 Taxes:628.63
20050620-0070578

This Instrument Prepared By:
Thomas I. Bottorff
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:
John J. Derrick
926 Neuhoff Lane
Nashville, Tennessee 37205

SEND TAX BILL TO:
Owner

MORTGAGEE:
Wells Fargo Home Mortgage
5203 Maryland Way, Suite 102
Brentwood, TN 37027

MAP **129-11**
GROUP
PARCEL **52.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Claytie B. Elliott, a widow,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **John J. Derrick and wife, Kimberly A, 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. 183 on the Plan of Section 1, Warner Park Valley of record in Book 3600, pages 12, 13 and 14, Register's Office, Davidson County, Tennessee.

Said Lot front 100 feet on the East side of Neuhoff Lane and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to James W. Elliott and wife, Claytie B. Elliott, by deed from Murphree Realty Company of record in Book 3786, page 557, Register's Office for Davidson County, Tennessee. The said James W. Elliott predeceased his wife leaving Claytie B. Elliott as the surviving tenant by the entirety.

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 **926 Neuhoff Lane, Nashville, Tennessee 37205.**

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, GRANTOR does covenants with the said "GRANTEES" that she is 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, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 this the **9th** day of **June, 2005.**

Claytie B. Elliott

Claytie B. Elliott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Claytie B. Elliott, a widow**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 9th day of June, 2005.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $169,900.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of June, 2005.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE