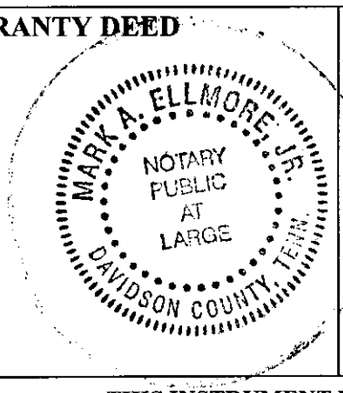
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/26/05 10:27 2 pgs
Fees:13.00 Taxes:503.20
20051026-0129169



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Victoria Chenault
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victoria Chenault	SAME	51-6-38
(NAME)	(NAME)	
1203 South Graycroft Avenue		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

Terry Derrick,

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

Victoria Chenault, unmarried,

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. 22 on the Plan of the Re-subdivision of Lots Nos. 20 and 21, Section 2 and Lot 22, Section 3, Oakland Acres, as of record in Book 2083, Page 60, Register's Office for Davidson County, Tennessee.

SAID Lot No. 22 fronts 151.7 feet on the easterly side of Graycroft Avenue and extends back between lines 220 feet to a dead line, measuring 150.6 feet thereon.

INCLUDED in the above description, but EXPRESSLY EXCLUDED THEREFROM, is the following described property conveyed to Metropolitan Government of Nashville and Davidson County by deed from William G. McCreery and wife, Margaret L. McCreery, of record in Book 7857, Page 880, Register's Office for Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being a part of Lot No. 22 on the Plan of the Re-Subdivision of Lots Nos. 20 and 21, Section 2, and Lot 22, Section 3, Oakland Acres, as of record in Book 2083, Page 60, Register's Office for said County, described as follows:

RIGHT-OF-WAY: Beginning at a point on the southwest corner of Parcel 38 of Map 51-6 and lying approximately 25.0 feet east of existing centerline of South Graycroft Avenue; thence S 81° 56' 12" W for a distance of 5.0 feet to a point; thence N 8° 26' 24" E along proposed right-of-way line for a distance of 151.7 feet to a point; thence N 81° 33' 36" W for a distance of 5. 0 feet to a point; thence S 8° 26' 24" W along existing right-of-way line of South Graycroft Avenue for a distance of 151.7 feet to the point of beginning and containing therein an area of 759 (plus or minus) square feet.

TEMPORARY EASEMENT FOR SLOPE PURPOSES: BEING a 10 feet wide strip of land lying adjacent to, parallel, and on the east side of the above right-of-way description and containing therein an area of 1,520 (plus or minus) square feet. Said temporary easement to be abandoned upon completion of construction.

BEING the same property conveyed to Terry Derrick by Warranty Deed from William G. McCreery and wife, Margaret L. McCreery, recorded on 10/19/01 in Instrument No. 20011019-0114434, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 1203 South Graycroft Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 25th day of October, 2005.

Terry Derrick

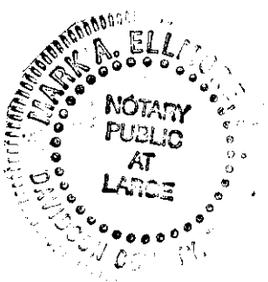
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Terry Derrick, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of October, 2005.

Commission expires: November 25, 2006



Mark A. Ellmore, Jr. Notary Public