Davidson County DEEDWARR
Recvd: 07/24/06 15:29 2 pgs
Fees:13.00 Taxes:814.00

20060724-0089039

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$220,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2006.

Notary Public

My commission expires: 11-25-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gregory C. Diroff	**New Owner**	**168-024.00**
9632 South Harpeth Road	**9632 South Harpeth Road**	
Nashville, TN 37221	**Nashville, TN 37221**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Howard D. Derrick, Jr. and wife, Constance H. Derrick

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

Gregory C. Diroff, an unmarried man

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:

Beginning at a stake on the westerly margin of South Harpeth Road at the northeast corner of Lot 3 on said survey; thence with the westerly margin of said Road, north 4 degrees east 210 feet to the southwest corner of said Road and an unnamed 50-foot road; thence with the southerly margin of said unnamed road south 89 degrees west 400 feet to a stake at the northeast corner of Lot No. 8 on said survey; thence with the line between said lots Nos. 4 and 8, south 4 degrees west 210 feet to a stake at the northeast corner of said lot No. 3; thence with the line between said lots Nos. 3 and 4, north 89 degrees east 400 feet to the beginning, containing 1.93 acres, more or less.

Being the same property conveyed to Howard D. Derrick, Jr. and wife, Constance H. Derrick by deed dated 9/1/92 from The Estate of Ida Mae Peach Hughes by Josephine Daugherty, executrix of record in Book 8721, Page 491, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **9632 South Harpeth Road, Nashville, TN 37221**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 20th day of July, 2006.

Howard D. Derrick Jr.
Howard D. Derrick, Jr.

Constance H. Derrick
Constance H. Derrick

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Howard D. Derrick, Jr. and Constance H. Derrick**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **20th** day of **July, 2006.**

E. Mannix

Notary Public

My Commission Expires: 11-25-06

