ADDRESS NEW OWNER:
John Derck
Karen Derck
~~304 Hancock Street~~ 11125 Pinehigh Dr.
~~Nashville, TN 37207~~ Alpharetta, GA 30022

SEND TAX BILL TO:
Synovus Mortgage Corp.
2204 Lakeshore Drive, Suite 325
Birmingham, AL 35209

MAP & PARCEL NOS.:
82-07-0 316

Davidson County DEEDWARR
Recvd: 11/16/06 12:17 2 pgs
Fees:13.00 Taxes:499.50
20061116-0142484

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Willie Mae Evans FKA Willie Mae Lattimore, unmarried,** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **John Derck and wife, Karen Derck, a one-half undivided interest, and to David Derck, unmarried, a one-half undivided interest,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of East Nashville Real Estate Co's. Plan of Lots, as of record in Plat Book 57, Page 11, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Frank Lattimore and wife, Willie Mae Lattimore, by Warranty Deed dated April 25, 1994, from Joyce Ann Brand Bumbalough, devisee under the Last Will and Testament of Ostella Camplin, of record in Book 9332, Page 355, Register's Office for Davidson County, Tennessee. Frank Lattimore died on March 6, 2003, leaving Willie Mae Lattimore as the sole surviving tenant by the entirety. Willie Mae Lattimore is now known as Willie Mae Evans.

This is property with a common address of 304 Hancock Street, Nashville, TN 37207.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being paid by Grantor; (2) The Plan of Record in Book 57, Page 11, said Register's office and all matters therein.

PROPERTY CONVEYED "AS IS."

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $135,000.00.

Affiant

Subscribed and sworn before me this 15th day of November, 2006.

My Commission Expires: 11/14/2009

Notary Public

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **15th** day of **November, 2006.**

Willie Mae Evans FKA Willie Mae Lattimore

Willie Mae Evans FKA Willie Mae Lattimore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Willie Mae Evans FKA Willie Mae Lattimore, unmarried**, with whom I am personally acquainted, or who 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 and official seal at office this **15th** day of **November, 2006.**

Notary Public
My Commission Expires: 11/14/2009

File No. 0611-160

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009