Davidson County DEEDWARR
Recvd: 09/25/07 13:19 2 pgs
Fees:13.00 Taxes:592.00
20070925-0114363

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Joseph Derryberry and Holly Derryberry 2610 Couchville Pike Nashville, Tennessee 37214	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 121-00;210.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is acknowledged,

CHERRY TREE PROPERTIES, INC.,

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JOSEPH DERRYBERRY and wife, HOLLY DERRYBERRY

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::

Part of Lots 4 and 5 on the Plan of A. Nuisen Farm, as of record in Book 332, Page 158, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Couchville Pike at the southwest corner of the B.C. Alexander property of record in Book 4643, Page 801, Register's Office for Davidson County, Tennessee; thence with Alexanders westerly line north 1 degree 40 minutes west 371.8 feet to an iron pin; thence south 78 degrees 25 minutes west 156.0 feet to an iron pin; thence south 79 degrees 04 minutes west 97.5 feet to an iron pin; thence north 87 degrees 51 minutes to an iron pin; thence north 78 degrees 23 minutes west 109.7 feet to an iron pin; thence south 7 degrees 00 minutes east 349.4 feet to an iron pin in the northerly margin of Couchville Pike; thence with the northerly margin of Couchville Pike north 89 degrees 45 minutes east 360.0 feet to the point of beginning.

Being the same property conveyed to Cherry Tree Properties by substitute trustee's deed from Denise Griffin, as Substitute Trustee, of record as Instrument No. 20040122-0008435, Register's Office for Davidson County, Tennessee.

This is **improved** X property known as 2610 Couchville Pike, Nashville, Tennessee 37214

unimproved

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 it does covenant with the said GRANTEES, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 10th day of September, 2007.

CHERRY TREE PROPERTIES, INC.

BY ITS: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **CHERRY TREE PROPERTIES, INC., by Anthony Cherry, its** Pres, Dev, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 10th day of September, 2007.

NOTARY PUBLIC

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 10-19-08

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $160,000.00.

AFFIANT

Sworn to and subscribed to before me this 10th day of September, 2007.

NOTARY PUBLIC

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 10-19-08