/Davidson County DEEDQC
Recvd: 11/24/08 15:45 3 pgs
Fees:17.00 Taxes:0.00
20081124-0115243

THIS INSTRUMENT PREPARED BY:
THOMAS DERRYBERRY
D.P. CONSULTING SERVICES
P.O. BOX 100095
NASHVILLE, TENNESSEE 37224

QUITCLAIM DEED

ADDDRESS NEW OWNER(S):

129 NEEDLES COURT TRUST
P. O. BOX 100095
NASHVILLE, TN. 37224

SEND TAX BILLS TO:
NEW OWNER

EXHIBIT A - PROPERTY DESCRIPTION
MAP AND PARCEL NO.: 097130005.00
LOT – 113 LARCHWOOD SEC 2
BOOK: PAGE:
SUBDIVISION: LARCHWOOD
SEC. 2 065X163XIRR

BE KNOWN TO ALL MEN BY THESE PRESENT, THIS INDENTURE MADE THIS 22ND DAY OF NOVEMBER, 2008.

THAT JOSEPH A. DERRYBERRY AND KATHY DERRYBERRY AS GRANTOR, AND 129 NEEDLES COURT TRUST, AS GRANTEE.

WITNESSETH: THAT THE GRANTOR, ON BEHALF OF HIMSELF OR HERSELF, HIS/HER HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, REPRESENTATIVES AND ASSIGNS, FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID AT OR BEFORE DELIVERY OF THIS DOCUMENT AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED HAS BARGAINED AND SOLD AND BY THIS DOCUMENT AND DOES GRANT, BARGAIN, SELL, CONVEY, REMISE, HIMSELF OR HERSELF, HIS/HER HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, REPRESENTATIVES AND ASSIGNS, ALL THE RIGHT, TITLE, INTEREST, CLAIM OR DEMAND WHICH THE GRANTOR MAY HAVE HAD IN AND TO THE FOLLOWING DESCRIBED PROPERTY:
ADDRESS: 129 & 131 NEEDLES COURT, NASHVILLE, TN., 37214, MAP AND PARCEL #097130005.00, LOT 113, BOOK #- , AND PAGE #- .

IN WITNESS THEREOF, the said GRANTOR has herewith set his hand and seal, the day and year first above written.

_____, also known as
SIGNATURE OF GRANTOR JOSEPH A. DERRYBERRY

_____, GRANTOR
SIGNATURE OF GRANTOR J. A. DERRYBERRY

_____, also known as
SIGNATURE OF GRANTOR KATHY A. DERRYBERRY

_____, GRANTOR
SIGNATURE OF GRANTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Thomas A Derryberry
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 24 DAY OF Nov 20 08
J. Chandler
Deputy Register

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared

JOSEPH A. DERRYBERRY & KATHY DERRYBERRY, also known as: TONY DERRYBERRY & KATHY DERRYBERRY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that

Joseph A Derryberry & Kathy Derryberry,

all so known as: Tony A Derryberry & Kathy Derryberry a/k/a J. A. Derryberry,

executed the foregoing instrument for the purpose therein contained. Witness my hand and seal this 22nd day of November, 2008.

SEAL:

JENNIFER B. GIBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jennifer B. Gibbs

Notary Public

My commission expires: 3/21/09

OFFICIAL RECEIPT

EXHIBIT "A"

BOOK 5967 PAGE 108

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

CORK ASSOCIATES, INC.

TO

JOSEPH A. DERRYBERRY and wife,
KATHY A. DERRYBERRY

For draftsman's use

This instrument prepared by
Cheatham & Palermo, Attys.
43 Music Square West
Nashville, TN. 37203

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH A. DERRYBERRY (NAME)	SAME (NAME)	97-13
129 Needles Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 5
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

H 1 8 1 9 2

IDENTIF. REFERENCE

NOV 19 2 46 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 57,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November 1982

B. Edwards
Notary Public

~~MY COMMISSION EXPIRES~~ Nip Reg

~~(AFFIX SEAL)~~

FOR AND IN CONSIDERATION OF the sum of FIFTY SEVEN THOUSAND FIVE HUNDRED and No/100 ($57,500.00) DOLLARS

of which $ 100.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have given a note of even date herewith, the principal amount of $57,400.00, due in full in one (1) year, with interest at twelve (12%) percent per annum, payable in monthly installments of one (1%) percent of the principal, the first being due one (1) month from the date of this deed and each succeeding month on the same date.

When paying the principal of this note, it is expressly agreed by grantor herein that the six (6%) percent real estate commission due Dobson & Johnson, Inc., on this sale shall be paid directly by grantees, out of such principal, and credit given by grantor for payment on the note, as if payment of such amount had been made to grantor or its duly authorized agent.

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed,

CORK ASSOCIATES, INC.

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto JOSEPH A. DERRYBERRY and wife, KATHY A. DERRYBERRY,

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot #113 of Plan of Section Two, Larchwood, of record in Book 5200, pages 57, 58 and 59, Register Office for said County, to which plan reference is hereby made for a full and complete legal description.

BEING the same property conveyed to CORK ASSOCIATES, INC., by deed from JAMES M. FISCHER, JR. of record in Book 5955 at page 602, in said Register's Office.

This conveyance is subject to easements, minimum building setback lines and conditions set forth on the Plan of Record in Book 5200, pages 47, 58 and 59, Register's Office and revised restrictive covenants of record in Book 5681, pages 533 through 539.

§ 131

This is ( ) unimproved ( ) improved property, known as 129 Needles Court, Nashville, TN 37214
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)