BILL GARRETT, Davidson County
Trans:T20090068751 DEEDWARR
Recvd: 10/08/09 09:55 2 pgs
Fees:13.00 Taxes:493.95
20091008-0093671

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
NOVEMBER 21, 2010

04-0909-53578

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $133,500.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2009.

Notary Public
My commission expires: 11/21/10

Address of New Owner:	Send Tax Bills to:	Tax Information
James Derrick	Magna Bank	150-10-0-052.00
108 Stone Bridge Court	6525 Quail Hollow Road, Suite 300	
Antioch TN 37013	Memphis, TN 38120	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Derek S. Chirch, unmarried hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James Derrick and Mallory Derrick, husband and wife, hereinafter called the Grantees, their successors 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. 243, on the Plan of Section Three, Towne Village of the Country, of record in Book 5200, Page 268, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Derek S. Chirch and wife, Christina C. Chirch by deed from Dean Potts and wife, Lois Potts, dated February 23, 2005, recorded February 28, 2005, of record in Instrument No. 20050228-0021523, re-recorded in Instrument No. 20050304-0024157, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Derek S. Chirch by Quitclaim Deed from Christina Marasco, dated April 20, 2009, recorded May 1, 2009, of record in Instrument No. 20090501-0039743, Register's Office for Davidson County, Tennessee.

Christina Marasco and Christina C. Chirch are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 108 Stone Bridge Court, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of September, 2009.

Derek S. Chirch
By: Chrissy Marasco, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Chrissy Marasco, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Derek S. Chirch and that she is authorized by Derek S. Chirch to executie this instrument on his behalf.

Witness my hand in Nashville, TN, this 30th day of September, 2009.

Diane K. Mann
State of Tennessee at Large

My Commission expires 2/11/13

