Prepared from information furnished by the parties

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Thelma Hardison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2010.

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Thelma Hardison	NEW OWNER	Parcel ID:
3003 Ace Wintermeyer Dr.		049160A03500
LaVergne, TN 37086		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Gary W. Derrick, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Thelma Hardison , unmarried
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:

BEING Lot No. 48, on the Plan of Willow Trace, Phase 2, of record in Plat Book 7900, Page 46, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Gary W. Derrick by Special Warranty Deed from CitiMortgage, Inc., by its duly authorized Attorney in Fact National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services (FAACS) of record in Instrument 20081217-0120718, Register's Office for said County.

This conveyance is made subject to: (1) 2010 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 46, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 708 Willow Trace Dr., Whites Creek, TN 37189

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 we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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 15th day of September, 2010.

Gary W. Derrick
Gary W. Derrick

BILL GARRETT, Davidson County
Trans:T20100058251 DEEDWARR
Recvd: 09/16/10 09:23 2 pgs
Fees:13.00 Taxes:37.00

20100916-0073653

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 Gary W. Derrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of September, 2010.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.