FROM:

TO:

THIS INSTRUMENT PREPARED BY:

THOMAS N. JONES
Attorney at Law
339 Main Street, Suite 100
Franklin, Tn 37064

Address New Owners:

7436 Stacy Drive

Nashville, TN 37221

Send Tax Bills To:

Third National Mortgage

P. O. Box 2628
444 James Robertson Pkwy.
Nashville, TN 37219

Map/Parcel Number:

142-2

Part 34 Is

**This deed is provided by information from the Seller.

BOOK 6923 PAGE 831

WARRANTY DEED:

FOR AND IN CONSIDERATION Of One ($1.00) dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, which includes the assumption of a note secured by a Deed of Trust in Book 5428, Page 657, Register's Office for Davidson County, Tennessee, we, Eugene Childers etux Lesta M. Childers have this day bargained and sold and do hereby transfer and convey unto Michael E.Childers etux Paula K. Childers, their heirs and assigns, the following described tract or parcel of land lying located and being in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee described as follows: Lot No. 50 on the plan of Section II, Cross Timbers Subdivision, as of record in Book 3700, Page 92, RODC, TN.
>
> Said Lot No. 50 fronts 86 feet on the northerly side of Stacy Drive and extends back between parallel lines measuring 150 feet each, to a dead line which measures 86 feet thereon.
>
> Being the same property conveyed to Eugene Childers etux Lesta M. Childers by deed from Steven Philo etux Marianna Philo by deed of record in Book 5428, Page 657, RODC, TN.

TO HAVE AND TO HOLD the said lands with the improvements and appurtenances thereunto belonging to the said Grantees, their heirs and assigns, forever.

AND WE 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 that it is unencumbered, except as follows:

1. Taxes for the year 1986 are a lien against the property, but same are not yet due and payable. Said taxes have been prorated

between the parties with grantors paying their pro rata part of said taxes to grantees, who will be responsible for payment of 1986 taxes when they become due and payable.

2. Subject to restrictive covenants of record in Book 4064, Page 909, and as amended in Book 4318, Page 652, Register's Office for Davidson County, Tennessee. BOOK 6923 PAGE 832

3. Applicable building and zoning regulations.

4. Such state of facts as an accurate survey would disclose.

5. All existing highway, roadway, and utility easements.

6. Matters in Plat Book 3700, Page 92, Register's Office of Davidson County, Tennessee, which may affect property.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS ON THIS the 9th day of July, 1986.

Eugene Childers
EUGENE CHILDERS

Lesta M. Childers
LESTA M. CHILDERS

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
JUL 21 2 57 PM '86
IDENTIFICATION
229052

STATE OF South Carolina
COUNTY OF Florence

Personally appeared before me, a Notary Public in and for said County and State, Eugene Childers etux Lesta M. Childers, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Florence, SC on this the 9th day of July, 1986.

Linda S. Eagerton
NOTARY PUBLIC

LINDA S. EAGERTON NOTARY PUBLIC STATE OF SOUTH CAROLINA

My Commission Expires:
2-19-96

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 70,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant

Subscribed and sworn to before me this the 10th day of July, 1986.

Notary Public

My Commission Expires: 5/22/89

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6923 PAGE 833

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

70[illegible], 8- [illegible],
196.00 [illegible]
.50 [illegible]
6.00 [illegible]
[illegible] 202.50-
0059A07/21/86 [illegible] .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22902

IDENTIFICATION REFERENCE

JUL 21 2 58 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 273378