BOOK 9620 PG 825

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00

Robert Thomas Stanley Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF MARCH, 1995.

Dixie Fendley Barrett
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-21-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TENNESSEE 37216

mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FLORA SANDRA SIAMI, TRUSTEE 263 VAUGHNS GAP ROAD NASHVILLE, TN 37205	NEW OWNER	129-02 23

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,

CHARLES L. CHILDERS AND WIFE, EDITH L. CHILDERS by and through CHARLES L. CHILDERS, ATTORNEY IN FACT.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FLORA SANDRA SIAMI, TRUSTEE, U/A DATED 03/14/95, her successors and or assigns, with full power to mortgage, sell, transfer, convey and encumber, without the necessity of the joinder of any beneficiary.

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:

SEE ATTACHED, EXHIBIT "A"

THIS DOCUMENT IS BEING EXECUTED PURSUANT TO A POWER OF ATTORNEY OF RECORD IN BOOK 9620 PAGE 824, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
1. 1995 TAXES AND SUBSEQUENT YEARS ALTHOUGH NOT YET DUE AND PAYABLE.
2. ALL MATTERS AS SHOWN ON THE PLAN OF RECORD IN BOOK 1835, PAGE 94, SAID REGISTER'S OFFICE, INCLUDING BUT NOT LIMITED TO A 100' SETBACK LINE FROM THE FRONT LINE OF SAID LOT, A 50' SETBACK LINE FROM THE SIDE LINES OF SAID LOT, A 20' UTILITY EASEMENT ALONG THE REAR LINE OF SAID LOT.
3. AN EASEMENT FOR STORM DRAINS OF RECORD IN BOOK 6161, PAGE 296, AND AN EASEMENT FOR SANITARY SEWER OF RECORD IN BOOK 6320, PAGE 785, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
4. RESTRICTIONS OF RECORD IN BOOK 2022, PAGE 209, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
5. ANY AND ALL RESTRICTIONS, CONDITIONS AND EASEMENTS OF RECORD.

This is improved property known as: 263 VAUGHNS GAP ROAD, NASHVILLE, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 OUR hand(s) this 14th day of MARCH, 1995.

Charles L. Childers
CHARLES L. CHILDERS

Edith L. Childers by Charles L. Childers
EDITH L. CHILDERS BY CHARLES L. CHILDERS
ATTORNEY IN FACT

attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, CHARLES L. CHILDERS AND WIFE, EDITH L. CHILDERS BY CHARLES L. CHILDERS, ATTORNEY IN FACT, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of MARCH, 1995.

NOTARY PUBLIC

My Commission Expires: 3-21-98

PLEASE RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

FSB
R/B

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE MAP OF WEST MEADE FARMS, INC. SECTION IV, AS OF RECORD IN BOOK 1835, PAGE 94, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY MARGIN OF VAUGHN'S GAP ROAD, AT THE COMMON CORNER OF LOTS 1 AND 2; THENCE WITH LINE BETWEEN SAID LOTS, NORTHWESTWARDLY 514.3 FEET TO A POINT; THENCE NORTHEASTWARDLY 313 FEET TO A POINT ON THE WESTERLY MARGIN OF JOCELYN HOLLOW ROAD; THENCE WITH THE MARGIN OF SAID ROAD, SOUTHEASTWARDLY, PASSING A CONCRETE MONUMENT AT 286.3 FEET, A TOTAL DISTANCE OF 463.2 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE, SOUTHWARDLY, 52.2 FEET TO THE MARGIN OF VAUGHN'S GAP ROAD; THENCE WITH THE NORTHWESTERLY MARGIN OF SAID ROAD, SOUTHWESTWARDLY 257.5 FEET TO THE BEGINNING.

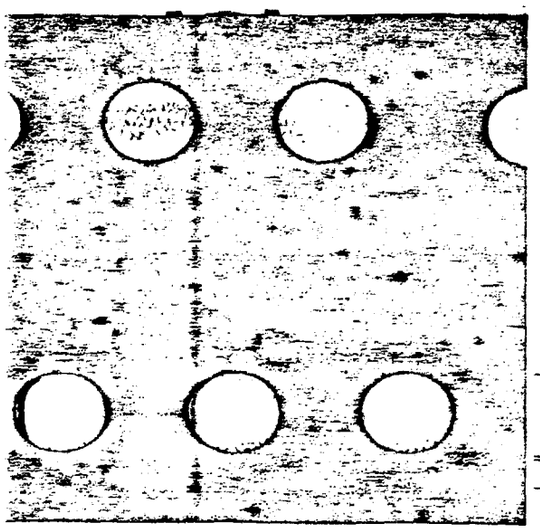
BEING THE SAME PROPERTY CONVEYED TO CHARLES L. CHILDERS AND WIFE, EDITH L. CHILDERS BY DEED FROM FRED CONNOR AND WIFE, BETTY CONNOR OF RECORD IN BOOK 4041, PAGE 778, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

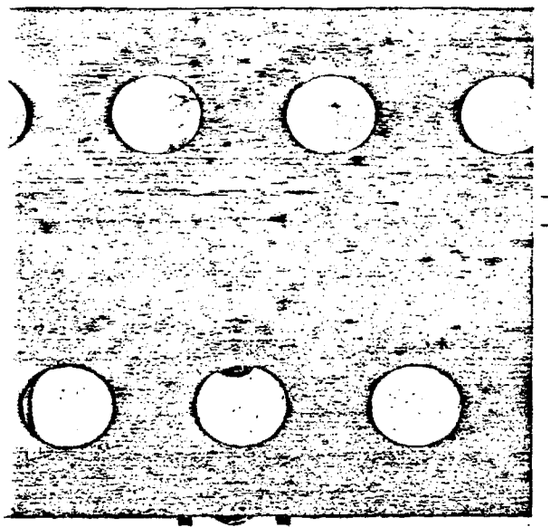
42648
IDENTIF. & REFERENCE

95 MAR 17 AM 10:17

REGISTER
DAVIDSON COUNTY, TN.

1049 03/17 0101 03CHECK 891.75





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

RECEIVED OF _____

FOR _____

BOOK 9620 PG 828

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
			CAMT	
				237500.00
			CON TX	878.75
			PRFEE	1.00
			WDEED	12.00
			TOTAL	891.75
			CHECK	891.75
03/17/95	01		10:19 0001	1049

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42648
IDENTIF. ↑ REFERENCE

95 MAR 17 AM10:17
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 890633