WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $42,000.00

Affiant

Sworn to and subscribed before me this 29 day of June, 1995.

NOTARY PUBLIC

My Commission Expires: 9-26-98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Ronald L. Childress, et ux	Same	Map 64-9
111 Commerce St		Par. 93 & 94
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Teresa S. Garrett, unmarried, and William K. Sandy, hereinafter called Grantors, have bargained and sold, and by these presents does transfer and convey unto Ronald L. Childress and wife, Mildred V. Childress, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots No. 1, 2, 3, and 4 of Block "C" on the Map of Hadley's Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee.

Said Lots No. 1 and 2 front 25 feet each on the southerly side of Commerce Street, and run back 200 feet to the northerly margin of South Street, Lot No. 4 running back with the easterly margin of Union Street.

Said Lots No. 3 and 4 adjoin and front together 50 feet on the south side of Commerce Street, and run back between parallel lines 200 feet to the north margin of South Street.

Being the same property conveyed to Teresa S. Garrett and William K. Sandy by deed from Donna E. Ammonette and husband, Richard W. Ammonette of record in Book 6087, page 785, Register's Office for Davidson County, Tennessee.

It is understood and agreed that Teresa Garrett and Teresa S. Garrett are one and the same person.

Carroll Sandy, wife of William K. Sandy, joins in this conveyance to convey any and all interest she may have to said property by virtue of her marriage to Williams K. Sandy.

This is improved property known as 111 Commerce Street, Old Hickory, Tennessee 37138.

This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the 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, assigns 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 hands this 9 day of June, 1995.

Teresa S. Garrett
By William K. Sandy
Attorney in Fact
TERESA S. GARRETT, by WILLIAM K. SANDY as ATTORNEY-IN-FACT

William K. Sandy
WILLIAM K. SANDY

Carroll A Sandy
CARROLL SANDY

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, William K. Sandy and wife, Carroll Sandy, the Bargainors, with whom I am personally acquainted, (or proved to *me* on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 9 day of June, 1995.

NOTARY PUBLIC

My Commission Expires: 9-26-98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 9 day of June, 1995, before me personally appeared William K. Sandy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Teresa S. Garrett, acknowledged that such person executed the same as the free act and deed of Teresa S. Garrett.

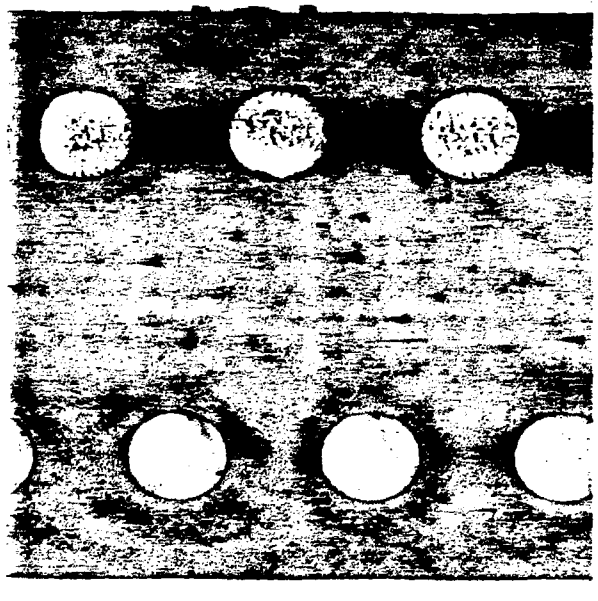
WITNESS my hand and official seal this 9 day of June, 1995.

NOTARY PUBLIC

My Commission Expires: 9-26-98

95 JUN 12 PM 12:39
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.
PICK-UP
IDENTIF. & REFERENCE
0068974

95 06/12 010 03 CHECK
164.40



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

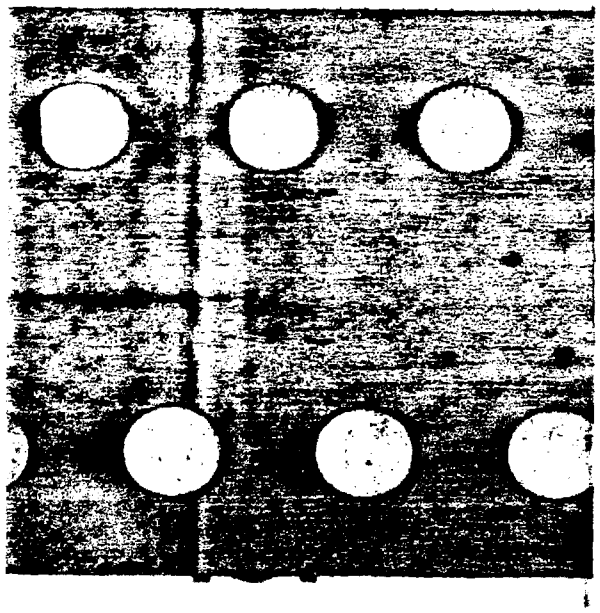
RECEIVED OF _____

FOR _____

BOOK 9697 PG 509

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 42000.00
CON TX 155.40
PRFEE 1.00
WDEED 8.00
TOTAL 164.40
CHECK 164.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/12/95 01 12:44 0001 9993

00689741
IDENTIF. ✦ REFERENCE

95 JUN 12 PM 12:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 919249