11034-1

14P

This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
JAMES T. OGLESBY, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

First Union Mortgage Corporation
150 Fayetteville Street Mall
Raleigh, NC 27601-2919

NAME OF MORTGAGEE:

First Union Mortgage Corporation
150 Fayetteville Street Mall
Raleigh, NC 37601-2919

ADDRESS NEW OWNERS:

Eugene Childers
612 River Ridge Court
Nashville, TN 37221

MAP 141, GROUP 15B, PARCEL 039.00CO

BOOK 10179 PG 54

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTY FIVE THOUSAND & NO/100 ($155,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, MICHAEL AUSTIN FITTS AND WIFE, PAULETTE MACE LEWIS FITTS has this day bargained and sold and does hereby transfer and convey unto EUGENE CHILDERS AND WIFE, LESTA M. CHILDERS, his/her/their/its heirs, successors or assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 307 on the Plan of Rolling River Estates Phase II, of record in Book 5200, page 7, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael Austin Fitts and wife, Paulette Mace Lewis Fits by warranty deed of Stanleigh R. Gear and wife, Kathleen Gear of record in Book 6013, page 267, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said EUGENE CHILDERS AND WIFE, LESTA M. CHILDERS, his/her/their/its heirs, successors or assigns, forever.

AND GRANTOR COVENANTS with the said EUGENE CHILDERS AND WIFE, LESTA M. CHILDERS, that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1996 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with grantor paying said prorata part thereto to grantees who will be responsible for the payment of said taxes when they become due and payable. Map 1141-15 Group B Parcel 3900

2. Restrictive covenants contained in instrument of record in Book 4892, page 672, Book 4892, page 679, Book 4892, page 689, Book 5214, page 933, Book 4788, page 950 and Book 4871, page 640, Register's Office of Davidson County, Tennessee.

3. Matters appearing on the Plan of Rolling River Estates, Phase II, of record in Plat Book 5200, page 7, Register's Office of Davidson County, Tennessee.

4. Reservation of water rights of record in Book 4739, page 739, Register's Office of Davidson County, Tennessee.

AND GRANTOR FURTHER COVENANTS and binds itself, his/her/their/its successors and representatives, to warrant and forever defend the title to said property, to the

said EUGENE CHILDERS AND WIFE, LESTA M. CHILDERS, his/her/their/its heirs, successors or assigns, against the lawful claims of all persons whomsoever.

Witness our signatures on this the 30th day of August, 1996.

Michael Austin Fitts
MICHAEL AUSTIN FITTS

Paulette M Lewis Fitts
PAULETTE MACE LEWIS FITTS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared MICHAEL AUSTIN FITTS AND WIFE, PAULETTE MACE LEWIS FITTS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that (s)he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, on this the 30th day of August, 1996.

(SEAL) YVETTE LYN MELDRUM NOTARY PUBLIC AT LARGE TENN

Yvette Lyn Meldrum
Yvette Lyn Meldrum, Notary Public

My Commission Expires:

June 19, 2000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $155,000.00.

Jean C. Potente

Sworn to and subscribed before me, on this the 30th day of August, 1996.

(SEAL) YVETTE LYN MELDRUM NOTARY PUBLIC AT LARGE TENN

Yvette Lyn Meldrum
Yvette Lyn Meldrum, Notary Public

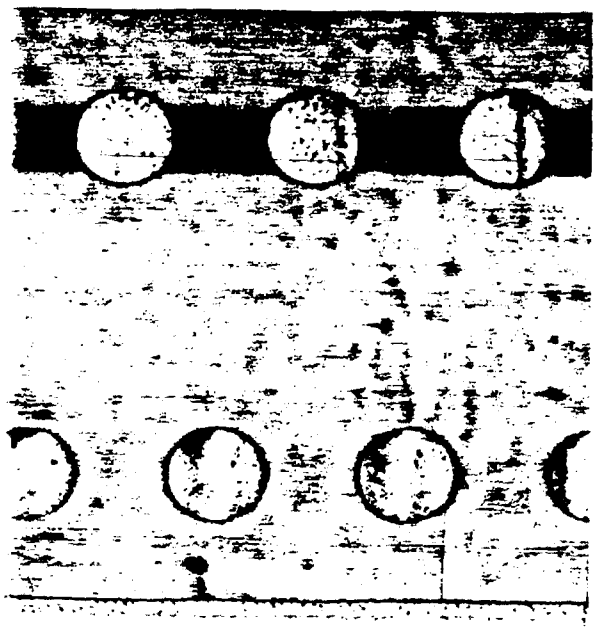
My Commission Expires:

June 19, 2000

022147O
IDENTIF. & REFERENCE

96 SEP -5 AM 8:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4419 09/05 0101 03CHECK 582.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10179 PG 56

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	
			155000.00	
			CON TX 573.50	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 582.50	
			CHECK 582.50	
09/05/96	01	08:31 0001	4419	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221470
IDENTIF. # REFERENCE

96 SEP -5 AM 8:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026920