BOOK 10513 PG 178

SEND TAX BILLS TO:

Isaac Wayne Childers et ux
2424 Morrison Road
Granite City, IL 62040

ADDRESS OF NEW OWNER(S):

Isaac Wayne Childers et ux
2424 Morrison Road
Granite City, IL 62040

Map: 107-9
Group: A
Parcel 18CO

Improved: X
Unimproved:

THIS INSTRUMENT PREPARED BY:
J. STEPHEN BROWN, PC
ATTORNEY AT LAW
326 N. Cumberland St.
P. O. Box 792
Lebanon, Tennessee 37087
FROM INFORMATION FURNISHED
BY THE PARTIES

D E E D

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, MICHAEL E. HICKS, and wife, THERESA DIANNE HICKS, hereinafter called the Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto ISAAC WAYNE CHILDERS and wife, LORA LEE CHILDERS, hereinafter called the Grantees, their heirs and assigns, the following described tract or parcel of land, together with all improvements and appurtenances thereunto belonging, situate and lying in the 3rd Civil District of Davidson County, Tennessee, and being more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No. 1045, Building B, Castlewood Condominium Apartments, of record in Plat Book 4660, Page 62, Register's Office for said County, to which plan reference is made for a more complete description.

DEED REFERENCE:
Being the same property in which a one-half interest was conveyed to Michael E. Hicks by quitclaim deed from Agnes Adkins December 23, 1982, and of record in Book 8824, Page 80, Register's Office of Davidson County, Tennessee. Michael E. Hicks was previously deeded the other one-half interest in this property by deed from Samuel L. Hicks and wife, Betty J. Hicks, dated March 10, 1988, of record in Book 7496, Page 57, Register's Office of Davidson County, Tennessee.

This legal description is the same as in the previous deed of record.

This is improved property known as 1045 Harold Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto

belonging to said Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The real property taxes for the year 1997 shall be apportioned between the Grantors herein and the Grantees herein as of the date of this deed, with the Grantees herein assuming and agreeing to pay said taxes when they become due, the parties having settled in cash. The real property taxes for all prior years shall be paid by the Grantors herein.

Subject to all terms, provisions, easements, restrictions, covenants, conditions, and regulations imposed upon and relating to the property as contained and referred to in the Master Deed of record at Book 4750, Page 426, Register's Office of Davidson County, Tennessee, and the By-Laws of Castlewood Condominiums Association of record in Book 4750, Page 434, Register's Office of Davidson County, Tennessee. Subject to rights of others in and to the common elements, common areas, and facilities. Subject to all matters shown on the plan of record at Book 4660, Page 62, Register's Office of Davidson County, Tennessee, including but not limited to all notes and easements shown thereon. Subject to all other zoning and subdivision restrictions and regulations of any appropriate governmental body.

Possibly subject to the easement of record in Book 4749, Page 151, Register's Office of Davidson County, Tennessee.

Theresa Dianne Hicks joins in this conveyance for the purpose of conveying any marital interest she may have in

said property.

Possession to be given with delivery of deed.

WITNESS OUR HANDS on this the 30th day of June, 1997.

Michael E. Hicks
MICHAEL E. HICKS

Theresa Dianne Hicks
THERESA DIANNE HICKS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for the state and county aforesaid, MICHAEL E. HICKS and wife, THERESA DIANNE HICKS, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office on this the 30th day of November, 1996.

Pamela D Thorne
NOTARY PUBLIC

MY COMMISSION EXPIRES:
6-2-98

ACTUAL CONSIDERATION CLAUSE

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $20,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Lora Lee Childers
AFFIANT

Subscribed and sworn to before me, this the 30th day of June, 1997.

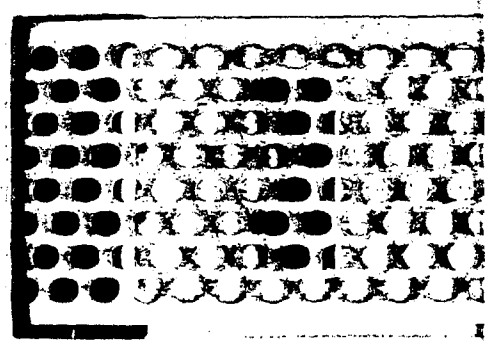
Pamela D Thorne
NOTARY PUBLIC

My Commission Expires:
6-2-98

0321847
IDENTIFICATION

97 JUL -1 PM 2:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Y620 07/01 0101 03CHECK 87.00



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

RECEIVED OF _____

FOR _____

BOOK 10513 PG 181

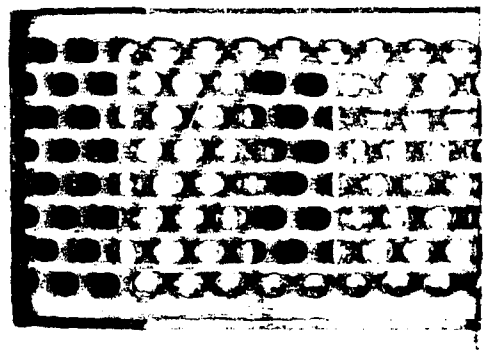
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 12.00
TOTAL 87.00
CHECK 87.00

07/01/97 01 14:18 0001 9620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



IDENTIF. # REFERENCE 032184 7

97 JUL -1 PM 2:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1169404