PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (st) Title No: 41429
Dav. Co. File: ~~Box 8~~

Instr:20000104000106 4 Page: 1 OF 2
REC'D FOR REC 01/04/2000 3:37:13PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $416.25

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christie Wilson Giddish 4404 Park Avenue Nashville, TN 37209	SAME

TAX MAP-PARCEL NUMBERS: 091-16-033

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 112,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sheila B. Kerrick and Bradley D. Kerrick married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christie Wilson Giddish,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 305 of Block A on the Plan of Charlotte Park Addition to West Nashville of record in Plant Book 57, page 103, Register's Office for said County.

SAID Lot No. 305 of Block A Fronts 50 feet on the northerly margin of Park Avenue (formerly First Avenue) and extends back between parallel lines 150 feet to an alley.

BEING the same proprety conveyed to Sheila B. Kerrick and spouse, Bradly D. Kerrick by deed from Howard Birdwell and Benny Gaddis of record in Book 9714, page 237, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2000, and subsequent years; All matters set forth on the Plan, with Owner's Certificate, of record in Plat Book 57, page 103, said Register's Office.

This is improved property, known as: 4404 Park Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of December, 1999.

Sheila B. Kerrick

Bradley D. Kerrick

State of Tennessee
County of Davidson

On this 30th day of December, 1999, before me the undersigned authority, personally appeared **Sheila B. Kerrick and Bradley D. Kerrick**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

My Commission Expires 7/29/2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 112,500.00

Affiant

Sworn and subscribed before me on the 30th day of December, 1999.

Notary Public

My Commission Expires: _____