WARRANTY DEED

Instr:200004070035186 Page: 1 OF 2
REC'D FOR REC 04/07/2000 11:03:23AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $277.13

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF March, 2000.

Notary Public

MY COMMISSION EXPIRES: January 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

MADISON TITLE COMPANY, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TERRY R. CHILDRESS	FRANKLIN AMERICAN MORTGAGE	MAP 60-4
(NAME)	(NAME)	
209 MAPLEWOOD LANE	501 CORPORATE CENTRE DR. STE 400	PARCEL 28
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE 37207	FRANKLIN, TENNESSEE 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, DOROTHY M. SPURLOCK VINSON AND HUSBAND, HERMAN ESTES VINSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERRY R. CHILDRESS, UNMARRIED

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:

Land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, being part of Lot No.1 on the Plan of the Subdiviison of the Lands of William Phillips, as of record in Book 57, page 21, Register's Office for Davidson County, Tennessee, and being Lot No. 209 on the unrecorded Map showing the Subdivision of part of said Lot No. 1 and described as follows:

Beginning at a point in the center line of maplewood Lane, at the southwest corner of a lot marked "Denson Home" on said unrecorded survey; thence along the West line of said Lot, North 6 degrees 23 minutes East 240 feet to a point; thence North 83 degrees 35 minutes West 64 feet to a corner of Lots No. 207 and 209; thence with the line between said lots, South 6 degrees 23 minutes West 240 feet to the center line of Maplewood Lane; thence with the center of said Lane, South 83 degrees 35 minutes East 64 feet to the point of beginning.

Being the same property conveyed to Walter Spurlock, Jr. and wife, Dorothy M. Spurlock by deed of record in Book 4466, page 71, Register's Office for Davidson County, Tennessee. The said Walter Spurlock, Jr. having since died and title being vested in his surviving spouse, Dorothy M. Spurlock.

unimproved ( )
This is improved (X) property, known as 209 MAPLEWOOD LANE, NASHVILLE, TENNESSEE 37207
(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 31st day of March 2000

Dorothy M. Spurlock Vinson
DOROTHY M. SPURLOCK VINSON

Herman Estes Vinson
HERMAN ESTES VINSON

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 DOROTHY M. SPURLOCK VINSON AND HUSBAND, HERMAN ESTES VINSON

the bargainor s, 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 at MADISON, Tennessee, this 31st day of March 2000.

Commission expires January 27, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public