Instr:200005040045081 Page: 1 OF 1
REC'D FOR REC 05/04/2000 11:20:56AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $495.80

Record & Return To:

Southern Title Services, LLC

Three Maryland Farms, Suite 150
Brentwood, TN 37027
File # 200011106

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Judy D. Kirkus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2000.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: September 8, 2001

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judy D. Kirkus	Southeastern Mtg. of TN	Map 162-16-0-D
(NAME) 4760 Crystal Brook Drive	(NAME) 115 29th Ave. S.	Parcel 19.00 CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, MICHAEL D. CHILDERS AND SHARON K. CHILDERS, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto JUDY D. KIRKUS, MARRIED, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Honey Brook Subdivision, Section 1, of record in Plat Book 7900, page 254, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael R. Childers and wife, Sharon K. Childers by Warranty Deed from Barry Construction Company dated February 12, 1992, and of record in Book 8550, page 215, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of Record in Book 8289, page 145, Book 8289, page 198, and in Book 8434, page 447, Register's Office for Davidson County, Tennessee; Subject to all matters as shown on Plat Book 7900 page 254, said Register's Office.

unimproved ( )
This is improved(X) property, known as 4760 Crystal Brook Drive, Antioch, TN 37013
(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 GRANTEE(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and GRANTEE(S)/GRANTOR(S) agreeing to pay said tax when due; 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 GRANTEE(S), 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 my/our hand(s) this 28th day of April, 2000.

Michael R. Childers
Michael R. Childers

Sharon K. Childers
Sharon K. Childers

STATE OF TENNESSEE **COUNTY WILLIAMSON**

Personally appeared before me, Linda V. Jones, a Notary Public in and for said State and County, Michael D. Childers and wife, Sharon K. Childers, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this the28th day of April, 2000.

Linda V. Jones
Notary Public

My commission expires:_____