Instr:200006260063263 Page: 1 OF 2
REC'D FOR REC 06/26/2000 1:37:16PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $518.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

C. Edward Duemler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF June 2000

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TN

Deanie L. Gregory, ATTY **THIS INSTRUMENT WAS PREPARED BY**
Greater Nashville Title Co., 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. Edward Duemler (NAME)	C. Edward Duemler (NAME)	MAP 61-7
1109 Eastdale Avenue (ADDRESS)	1109 Eastdale Avenue (ADDRESS)	PARCEL 301
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (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, Charles C. Childress and wife, Rose M. Childress

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. Edward Duemler and wife, Julie E. Duemler

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 Davidson County, Tennessee, Being Lot No. 24 and the westerly one-half of Lot No. 23 of Block "B" on the Revised Plan of certain lots in Blocks "A" and "B" Jackson Park, Section 1, as of recordin Book 974, Page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles C. Childress and wife, Rose M. Childress by deed from William Earl Wingo and wife, Jean B. Wingo, as of record in Book 5393, Page 572, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the plan of Jackson Park, Section 1, as of record in Book 974, Page 28, Register's Office for Davidson County, Tennessee, which shows an Owner's Certificate, easements and building setback lines, if any, as may be setforth thereon, and taxes for the year 2000, a lien, but not yet due and payable.

unimproved ( )
This is improved (X) property, known as 1109 Eastdale Avenue, Nashville, TN 37216
(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 26th day of June 2000

Charles C. Childress

Rose M. Childress

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 Charles C. Childress and wife, Rose M. Childress

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 26th day of June 2001.

Commission expires March 23, 2002

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 _____ 19____.

My commission expires _____.

Notary Public