THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 115,000.00

Affiant

Subscribed and sworn to before me, this 12th day of December, 2000

Notary Public

My Commission Expires: 9-29-01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 12/14/00 13:40 2pgs
Fees:11.00 Taxes:425.50
20001214-0123078

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
CHARLES C. CHILDRESS 1203 Kenwood Drive Nashville, Tennessee 37216	HOMESIDE LENDING, INC. 7757 Bayberry Road Jacksonville, Florida 32256	MAP 61-8 PARCEL 179

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTEEN THOUSAND AND NO/100----- ($ 115,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s , the receipt of which is hereby acknowledged, I , RUTH YANCEY NEAL, UNMARRIED hereinafter called the Grantor , have bargained and sold, and by these presents do transfer and convey unto CHARLES C. CHILDRESS AND WIFE, ROSE M. CHILDRESS 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:

BEING Lot No. 28 and the westerly one-half of Lot No. 27 of Block "E" on the Plan of Jackson Park, Section No. 2, of record in Book 843, page 21, Register's Office for Davidson County, Tennessee.

SAID Lot no. 28 and the westerly part of Lot No. 27 front together 90.0 feet on the northerly side of Kenwood Drive and run back 142 feet 6 inches on the westerly line and 150.0 feet, more or less, on the easterly line to a dead line, measuring 105.0 feet thereon.

BEING the same property conveyed to Ruth Yancey Neal, unmarried, by deed from Ruth Yancey Neal, Trustee of the Ruth Yancey Neal Trust, of record in Book 11507, page 686, Register's Office for Davidson County, Tennessee. By Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division File #99P-1138,Beth Boone was appointed Conservator of the Estate of Ruth Yancey Neal.

This is improved property known as 1203 Kenwood Drive, Nashville, Tennessee 37216

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 and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, ha s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Jackson Park, Section No. 2 of record in Book 843 , page 21 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEE s , their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 12th day of December, 2000.

Ruth Yancey Neal

RUTH YANCEY NEAL
by: Beth Boone, Conservator

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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 Beth Boone, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as* executed the within instrument for the purposes therein contained.as Conservator.
*Conservator of the Estate of Ruth Yancey Neal

Witness my hand and official seal this 12th day of December, 2000.

Mitchell A Watts

My Commission Expires: 9/29/01

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public