STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,250.00

Shannon L Childress
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 2001

D. TODD SHOLAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMM. EXP. 5-28-02

Notary Public

MY COMMISSION EXPIRES

Davidson County DEEDWARR
Recvd: 07/09/01 15:00 2pgs
Fees:13.00 Taxes:552.23

20010709-0072985

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Shannon L. Childress, a single person (NAME)	America's Wholesale Lender (NAME)	73-8-20
2501 Timwood Drive (STREET ADDRESS OR ROUTE NUMBER)	750 Old Hickory Blvd. #180 (STREET ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (P.O. ZIP)	Brentwood, TN 37027 (CITY)(STATE) (ZIP)	

FOR AND IN 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, **Michael Joseph Walker and Elaine Sullivan Walker, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shannon L. Childress, a single person,** 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. 2 on the Plan of Section 1, Sutherland Heights, of record in Book 2663, page 18, Register's Office for said County.

SAID Lot No. 2 begins at a point in the northerly margin of McGavock Pike at the corner of Lots Nos. 1 and 2; thence with the line between said lots, northeasterly 210 feet to corner of Lot No. 3; thence with the line between Lots Nos. 2 and 3, northwesterly 173.1 feet to the east margin of Timwood Drive; thence with the margin of the same, southwesterly 154.2 feet to the beginning of a curve; thence around said curve, southerly 39.85 feet to the northerly margin of McGavock Pike; thence with the margin of the same, southeasterly 111 feet to the point of beginning.

Being the same property conveyed to Michael Joseph Walker and wife, Elaine Sullivan Walker by Deed dated September 18, 1984, of Record in Book 6384, page 569, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

The signature of Michael Joseph Walker is signed by his/her duly appointed attorney-in-fact Elaine Walker , pursuant to the Power of Attorney recorded simultaneously herewith.

unimproved ( )

This is improved (XX) property, known as 2501 Timwood Drive, Nashville, TN 37214.

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. Whenever 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 29th day of June, 2001.

/s/ Michael Joseph Walker by Elaine Walker POA
Michael Joseph Walker
By: Elaine Walker, Atty-in-Fact

/s/ Elaine Sullivan Walker
Elaine Sullivan Walker

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 Elaine Sullivan Walker, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 29th day of June, 2001.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of June, 2001.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Elaine Walker, attorney-in-fact for Michael Joseph Walker , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that Elaine Walker is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of June, 2001.

My Commission Expires:_____

_____
Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282