#22

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 $***160,000.00.

James Kline
Affiant

Subscribed and sworn to before me this 29th day of June, 2001.

Mitchell A. Watts
Notary Public

My Commission Expires: 9-29-01

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

Davidson County DEEDWARR
Recvd: 07/12/01 10:46 2pgs
Fees:13.00 Taxes:592.00
20010712-0074243

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
CHRISTIE W. GIDDISH 211 MAYBELLE LANE NASHVILLE, TN 37205	SAME	MAP 104-16 PARCEL 385

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY THOUSAND AND 00/100 ($***160,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee the receipt of which is hereby acknowledged, I, JAMES KLINE, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto CHRISTIE W. GIDDISH, married, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly 1/2 of Lot No. 75 on the Plan of Belmont Land Co.'s Plan called Belmont Heights as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 75 fronts 50.0 feet on the southerly side of Elmwood Avenue and runs back between parallel lines 188.0 feet to an alley.

BEING the same property conveyed to Patricia Betts by deed from Sally Cole of record in Book 5584, page 998, Register's Office for Davidson County, Tennessee; the said Patricia Betts having since married James Kline and is now known as Patricia Betts Kline; the said Patricia Betts Kline having since died intestate on May 7, 2001, and is survived by her husband, James Kline, her sole heir-at-law.

This is improved property known as 1511 Elmwood Avenue, Nashville, Tennessee 37211.

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, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has 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.

2. Matters, if any, shown on the plan of Belmont Heights of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 29th day of June, 2001.

James Kline

JAMES KLINE

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 JAMES KLINE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of June, 2001.

Mitchell A Watts

Notary Public

My Commission Expires: 9-29-01

