Book 54

This space for Register's Office:

Davidson County DEEDWARR
Recvd: 08/15/01 09:42 2pgs
Fees:13.00 Taxes:469.90

20010815-0087995

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
214 Second Avenue North
Nashville, Tennessee 37201

ADDRESS NEW OWNER:
Elizabeth E. Huff
171-B Kenner Avenue
Nashville, TN 37205

SEND TAX BILLS TO:
Owner

Tax Map : 116-04-24

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, I, **Prudence M. Childs, unmarried,** hereinafter called the **Grantor**, does hereby convey unto **Elizabeth E. Huff, unmarried**, hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in situated in Davidson County, and being Lot No. 63A on the Plan of Zone Lot Division of Lot Number 63 Kerrer-Manor Land Co.'s 2nd Subdivision of the Kenner Tract, of record in Book 6250, Page 293, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Prudence M. Childs, unmarried, by deed of record in Book 9483, Page 686, Register's Office for said County. SEE ALSO Deed of Correction being recorded simultaneously herewith in Instrument No. 20010815-0087994 said Register's Office.

This conveyance is subject to all matters appearing of record in Book 6250, Page 293 said Register's Office.

This is improved property known as 171 B. Kenner Avenue, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of August, 2001.

Prudence M. Childs

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Prudence M. Childs, known to me to be the person whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 7th day of August, 2001.

Notary Public in and for the
State of Tennessee

My Commission Expires: 8-2-2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $127,000.00.

Affiant

Sworn and subscribed before me on 8-7-01, 2001.

Notary Public

My Commission Expires: 8-7-01
2-20-05