WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/19/01 10:37 3pgs
Fees:18.00 Taxes:320.05

20011119-0126213

DOLORES E. MUELLER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires 8/4/03

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 2001

Notary Public

MY COMMISSION EXPIRES: 8/4/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Brooks (NAME)	Same (NAME)	082-12-0/160.00
1512A BEECHWOOD AVE. (ADDRESS)	(ADDRESS)	
NASHVILLE TN 37212 (CITY) (STATE) (ZIP)	(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, Norman Childress , Kimberly Childress Richardson, Timothy Childress, Sharon Dianne Childress and Troy Howard
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Brooks

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:

Being Lot No 173 on the Plan of F.O. Beasley's McFerrin Addition, as of record in Book 57, page 136, Register's Office for Davidson County, Tennessee.

Said Lot No 173 fronts 50 feet on the westerly side of Myrtle Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed unto Rosa Lee Williams Black by deed from Joseph G. Williams and Tobitha C. Williams, recorded 10-07-65 in Book 3944, Page 322, Register's Office for Davidson County, Tennessee. The said Rosa Lee Williams Black having since died on 02-11-99, thereby vesting title in the Grantors herein. Also vested in Grantors herein by Affidavit of Heirship recorded simultaneously herewith in Instrument #20011119-0126210 , RODCT. The Grantors make oath that the above described property has never been the domicile of any of the Grantors herein.

This conveyance is subject to: (1) any and all restrictions and easements of record; (2) matters shown on the plan of record in Plat Book 57, Page 136, said Register's Office; (3) zoning regulations; (4) property taxes that have been assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 400 Myrtle St., Nashville, TN 37206
(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 my hand this 3rd day of August, 2001

Norman Childress

Kimberly Childress Richardson

Timothy Childress

Sharon Dianne Childress

Troy Howard

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 Norman Childress, 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 at Goodlettsville, Tennessee, this 3rd day of August, 2001.

Commission expires Sept. 16, 2001

Notary Public

TRACY A. HOBBY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires AUG. 16, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned 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 _____, _____.

My commission expires _____

Notary Public

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 Timothy Childress, 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 at Goodlettsville, Tennessee, this 3rd day of August, 2001.

Commission Expires: Sept. 16, 2001

Notary Public

TRACY A. HOBBY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires AUG. 16, 2001

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 Kimberly Childress Richardson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 7th day of August, 2001.

Commission Expires: Sept. 16, 2001

Notary Public

TRACY A. HOBBY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

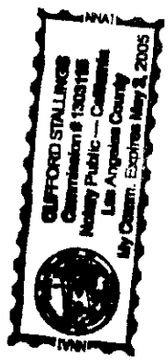
My Commission Expires AUG. 16, 2001

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon Dianne Childress, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Los Angeles, Calif'a, California this 16 day of August, 2001.

Commission Expiration: May 2, 2005

Notary Public



STATE OF ILLINOIS
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Troy Howard, 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 at Chicago, Illinois this 23rd day of August, 2001.

Commission Expiration:

Notary Public

