RECORD & RETURN TO:
CASTLEMAN TITLE & ESCROW
213A WARD CIRCLE, STE 101
BRENTWOOD, TN 37027

Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 01/22/02 10:28 2pgs
Fees:13.00 Taxes:721.50
20020122-0008326

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **NICHOLAS W. LIVERETT and wife, MELISSA A. LIVERETT** hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **NIXON P. CHILDS and wife, JUDITH CHILDS** Eddy Crain (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estates located in **Davidson County**, State of Tennessee, and being described as follows, to-wit:

See Exhibit A

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate. and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 27 **day of December, 2001.**

NICHOLAS W. LIVERETT

MELISSA A. LIVERETT

STATE Of Tennessee
COUNTY Of Davidson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, **NICHOLAS W. LIVERETT and wife, MELISSA A. LIVERETT** whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 27 day of Dec. 2001.

Mary T. Hurst
Notary Public
My Commission expires:

MARY T. HURST
NOTARY PUBLIC AT LARGE
Commission Exp. 2-19-2002
RUTHERFORD COUNTY, TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $195,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27 day of Dec 2001.

Notary Public
My Commission expires:

Map and Parcel: 183-05-0-A-171.00CO

Address of New Owner:
Nixon P. Childs and [redacted] Judith M. Childs
416 CatsPaw Place
Antioch, TN 37.01

Send Tax Bills To:

Same

Exhibit "A"

LAND in Davidson County, Tennessee, BEING Lot No. 118 on the Plan of October Woods, Phase Three, Section Six, of record in Plat Book 7900, Page 909 and amended in Book 9700, Page 915, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Nicholas W. Liverett and wife, Melissa A. Liverett by deed from Lifestyle Homes, a TN General Partnership, of record in Book 11668, Page 255 in the Register's Office for Davidson County, Tennessee.