THIS INSTRUMENT PREPARED BY:
MUSIC CITY TITLE & ESCROW LLC
RICK PILIPONIS
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209
MCTE00000210

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by STEVE CHILDRESS and wife, JONI CHILDRESS, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, PHILLIP V. RUSH, have bargained and sold, and by these presents do transfer and convey unto the said STEVE CHILDRESS and wife, JONI CHILDRESS, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being the northerly 40 feet of Lot No. 95 and the southerly 3-1/2 feet of Lot No. 96 on the Map of D.T. McGavock's First Addition to Nashville, of record in Book 10, Pages 606 and 609, Register's Office for Davidson County.
>
> Said parts of said lots adjoin and front together 43-1/2 feet on the easterly side of 6th Avenue North and run back between parallel lines 170.9 feet to an alley.
>
> Being the same property conveyed to Phillip V. Rush by deed from K.E.R. Inc. of record in Book 6692, Page 137, Register's Office for Davidson County, Tennessee.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said STEVE CHILDRESS and wife, JONI CHILDRESS, their heirs and assigns, forever. And I do covenant with the said STEVE CHILDRESS and wife, JONI CHILDRESS, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said STEVE CHILDRESS and wife, JONI CHILDRESS, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 9th day of July, 2002.

Phillip V. Rush
PHILLIP V. RUSH

Davidson County DEEDWARR
Recvd: 07/17/02 14:39 2pgs
Fees:13.00 Taxes:499.50
20020717-0086273

STATE OF Georgia)
COUNTY OF DeKalb)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Grantor, PHILLIP V. RUSH, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Sworn to and Subscribed to before me this 9th day of July, 2002.

Wanda Wallace
NOTARY PUBLIC

NOTARY PUBLIC, DEKALB COUNTY, GEORGIA
My Commission Expires August 2, 2002

My commission expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $135,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 9th day of July, 2002.

Melody E. Laxton
NOTARY PUBLIC

My Commission Expires: 1/7/03

MAP & PARCEL: 82-09;270.00

ADDRESS OF NEW OWNER:
Steve & Joni Childress
1228 6th Ave. N.
Nashville, TN 37204

SEND TAX BILLS TO:
SAME