Realty
48A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $128,890.00

Affiant

Subscribed and sworn to before me, this 11th day of April, 2003.

Notary Public
My commission expires: 05/30/04

Address of New Owner:	Send Tax Bills to:	Tax Information
Eugene F. Childress 401 Dunaillie Drive Nashville, TN 37217	Union Planters Bank, 2019 Richard Jones Road Nashville, TN 37215	120-05-0-180.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Karen Mailyan, married and Emilia Mailyan and wife, Artem Mailyan**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Eugene F. Childress and wife, Joy P. Childress**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 5C16 Glengarry Park, Section 5-C of record in Plat Book 3500, Page 54, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Karen Mailyan, married and Emilia Mailyan and wife, Artem Mailyan by deed from Glynn B. Stewart and wife, June W. Stewart of record in Book 9905, Page 369, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Sabina Mailyan, wife of Karen Mailyan, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

This property is improved property known as 401 Dunaillie Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 11th day of April, 2003.

Davidson County DEEDWARR
Recvd: 04/14/03 10:04 2pgs
Fees:13.00 Taxes:476.89
20030414-0049041

Karen MAILYAN
Karen Mailyan

Sabina Mailyan
Sabina Mailyan

Emilia maleyan
Emilia Mailyan

ARTEM mailyan.
Artem Mailyan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Karen Mailyan, Sabina Mailyan, Emilia Mailyan and Artem Mailyan, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 11th day of April, 2003.

Catherine Rhodes
Notary Public

My Commission expires 05/30/04