This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road
Brentwood

ADDRESS NEW OWNER:
David Childers
4001 Anderson Rd
Nash TN 37217

Davidson County DEEDWARR
Recvd: 10/05/06 14:28 3 pgs
Fees:18.00 Taxes:297.85
20061005-0124044

SEND TAX BILL TO:
Owner

MORTGAGEE:
BancorpSouth Bank
5217 Maryland Way
Brentwood, Tennessee 37027

MAP **82-13**
GROUP
PARCELS **39 & 40**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jackie Hatcher, married and Benny Lee Santiago, married** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **David Childers, married**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Being part of the same property conveyed to Jackie Hatcher and Benny Lee Santiago by deed from Matthew T. Harris as Substitute Trustee of record in Bok 8500, page 3, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **1011 9th Ave. N and 904 Jackson St., Nashville, Tennessee 37208.**

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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.

*Carolyn Hatcher, spouse of Jackie Hatcher and Dorothy Santiago, spouse of Benny Lee Santiago, hereby join in this conveyance transferring all their right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the **29th** day of **September, 2006.**

Jackie Hatcher

Carolyn Hatcher

Benny Lee Santiago

Dorothy Santiago

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jackie Hatcher, Carolyn Hatcher, Benny Lee Santiago, and Dorothy Santiago**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of September, 2006.

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $80,500.00.

AFFIANT

Subscribed and sworn to before me on this 29th day
of September, 2006.

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009

Exhibit "A"

TRACT 1: 1011 9th Ave. N

Being part of the southeast part of Lot No. 183 on the map of McNairy's Mansion House Tract shown on the front flyleaf of Book 9 of the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 31.5 feet on the west side of 9th Avenue North and runs back between parallel lines along the north margin of Jackson Street as widened 63.5 feet to a dead line.

Source of Title 8500 pg 3

TRACT 2: 904 Jackson St.

Being a part of Lot No. 183 on the plan of Judge John McNairy's Mansion House Tract as of record on the front flyleaf of Book 9, of the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Jackson Street 63-1/2 feet westerly from the westerly margin of 9th Avenue North, formerly McLemore Street; thence with the northerly margin of Jackson Street, westerly 35 feet to a stake; thence northerly parallel with said Avenue 67-1/2 feet to a stake; thence easterly parallel with Jackson Street 35 feet to a stake; thence southerly 67-1/2 feet to the beginning.

Source of Title 8500 pg 3