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

PREPARED FROM INFORMATION
SUPPLIED BY THE PARTIES

WARRANTY DEED

Address of New Owner:
Dave Childers
3 Garden Street
Nashville, TN 37210

Send Tax Bills To:
Same

MORTGAGEE:

Map and Parcel No.
Map 105-4
Parcel 191

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt and sufficiency of which is hereby acknowledged, **Benny Lee Santiago and Jackie Hatcher** ("Grantors"), by these presents do hereby transfer, sell and convey to **Dave Childers** ("Grantee"), his heirs and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the east one-half of Lot No. 53 Trimble's 1st Addition to the City of Nashville, Tennessee which fronts 25 feet on the south side of Garden Street and runs back between parallel lines 120 feet to a 12 foot alley as the same is number and delineated in Plat Book 1, page 41, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to Benny Lee Santiago and Jackie Hatcher by Deed of Correction from Senora Bell Davis, the widow of Charles Davis, deceased, of record in Book 8048, page 508, Register's Office for Davidson County, Tennessee.

*Dorothy Santiago and Carolyn Hatcher, the spouses of Sellers are signing this deed in order to waive their respective marital rights.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record; (c) restrictive covenants' (d) easements, and (e) applicable government and zoning regulations.

THIS IS IMPROVED PROPERTY commonly known as 3 Garden Street, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever.

AND Grantor does hereby covenant with Grantee that they are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except as shown herein.

AND Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said real property to the Grantee, 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.

Any rollback taxes or green belt assessments due as a result of this transfer shall be the sole responsibility of the Grantees.

Davidson County DEEDWARR
Recvd: 10/10/06 09:09 2 pgs
Fees:13.00 Taxes:55.50
20061010-0125585

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 29th day of September, 2006.

Benny Lee Santiago

Dorothy Santiago

Jackie Hatcher

Carolyn Hatcher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 15,000.00 .

Affiant

Sworn to and subscribed to before me,
this the 29th day of September, 2006.

Notary Public
My Commission Expires: 5/23/09

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

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 **Benny Lee Santiago and wife, Dorothy Santiago and Jackie Hatcher and wife, Carolyn Hatcher,** with whom I am personally acquainted, and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 5/23/09

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