Box 31-B for BCCB (MW)

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Robert P. Childers **590 Anderson Lane** **Madison, Tennessee 37115**	**Map 43-6** **Parcel 43**	**SAME**

This instrument prepared by: BOULT, CUMMINGS, CONNERS & BERRY, PLC
1600 Division Street, Suite 700, Nashville, Tennessee 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Susan M. C. Waters** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Robert P. Childers** (the "Grantee"), Grantee's heirs and assigns, a **one-half undivided interest** in and to certain land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been assumed by Grantee.

2. All matters on the Plan of record in 3106, page 141, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 3459, page 406, as amended in Book 3460, page 337, Register's Office for Davidson County, Tennessee.

This is improved property known as **608 Fedders Drive, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 07/26/07 15:39 3 pgs
Fees:18.00 Taxes:148.00
20070726-0089034

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Subscribed and sworn to before me this 20th day of July, 2007.

LESLIE E. CHERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Leslie E Cherry
Notary Public

My Commission Expires: 7/19/08

IN WITNESS WHEREOF, the Grantors have executed this Deed this 20 day of July, 2007.

Susan C Waters

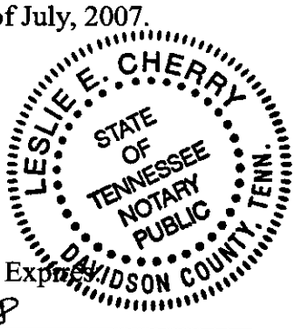
Susan M. C. Waters

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 Susan M. C. Waters, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 20 day of July, 2007.



Leslie E Cherry

Notary Public

My Commission Expires:

7/19/08

EXHIBIT A

(Legal Description)

LAND in Davidson County, Tennessee, being Lot No. 47 on the Plan of Madison Park, Section 2, as of record in Book 3106, page 141, Register's Office for said County.

SAID Lot No. 47 fronts 75.0 feet on the south side of Fedders Drive and extends back between parallel lines 135.0 feet.

Being the same property conveyed to Wm. R. Childers and wife Betty Joyce W. Childers, by deed from James Wesley Peach, Jr. and Dollie Lee Peach, of record in Book 4383, page 576, said Register's Office. Wm. R. Childers having predeceased Betty Joyce W. Childers and the said Betty Joyce W. Childers having since died. The Will of Betty Joyce Childers, also known as Betty Joyce W. Childers, of record in Volume No. 07P421, Davidson County Probate Court Clerk's Office devised the subject property to Robert P. Childers and Susan M. C. Waters each as to a one-half interest.

NOTE: **The property described above is not now nor has it ever been the principal residence of the Grantor.**