Prepared By: LITTLE, THRAILKILL AND OWEN, P.C.
25th Floor, First American Center
Nashville, Tennessee 37238

BOOK 5054 PAGE 66

WARRANTY DEED

ADDRESS NEW OWNER (S)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John R. Christman 1043 Jefferson Street Nashville, Tennessee 37208	John R. Christman 1043 Jefferson Street Nashville, Tennessee 37208	81-16 570 PW

For and in consideration of the sum of FORTY THOUSAND ($40,000.00)

DOLLARS

Cash in hand paid by John R. Christman to Robert Davis, Jr., and other good and valuable considerations, the receipt and sufficiency all of which are hereby acknowledged by both parties, and in consideration of which said Robert Davis, Jr. has released, bargained and sold, and by these presents does transfer and convey unto the said John R. Christman, his heirs and assigns, absolutely, all his right and title to a certain tract or parcel of land in Davidson County, State of Tennessee, said property described as follows to wit:

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the map of Dr. B.W. Hall's Addition, of record in Book 17, page 261, Register's Office for said County.

Said lots adjoin and front together 100 feet on the southerly side of Jefferson Street and run back between parallel lines, Lot No. 1 running back along the easterly margin of 11th Avenue, North, 150 feet to an alley in the rear.

Being the same property conveyed to John R. Christman and Robert Davis, Jr., by installment deed from Addie Mai Vaughan and husband, A. P. "Pat" Vaughan, of record in Book 2745, page 342, Register's Office for Davidson County, Tennessee.

The above property is subject to any liens, easements or restrictions of record in the Register's Office for Davidson County, Tennessee.

This improved property, known as 1043 Jefferson Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of an undivided one-half interest in said land in fee simple, the other undivided one-half interest already owned by John R. Christman, in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 30 day of July, 1976.

Robert Davis

ROBERT DAVIS, JR.

Amy Davis

AMY DAVIS

AUG-4-76	CONV	40,000.00		
AUG-4-76	S TAX		B* 104.00	
AUG-4-76	RTFEE		B* .50	
AUG-4-76	WDEED		B* 4.00	* 108.50

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Personally appeared before me, Lamar Alexander, a Notary Public in and for said County and State, the within named ROBERT DAVIS, JR. and wife, AMY DAVIS, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of July, 1976.

Lamar Alexander
Notary Public

My Commission Expires: 7/1/79

LAMAR ALEXANDER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

AUG 4 3 28 PM '76

FELIX A. ELLIS REGISTER DAVIDSON COUNTY, TENN.

061812

State of Tennessee

County of Davidson

The actual consideration or value of this conveyance, whichever is greater is $40,000.00,

John R. Christman
Affiant

Sworn to and Subscribed before Lamar Alexander, a Notary Public this 30th day of July, 1976.

Lamar Alexander
Notary Public

My Commission Expires: 7/1/79

LAMAR ALEXANDER NOTARY PUBLIC DAVIDSON COUNTY, TENN.