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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ _____

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 1978

Barbara B. Bell
Notary Public

MY COMMISSION EXPIRES: 4-28-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., Attorney, 2211 Crestmoor Road, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RALPH B. CHRISTIAN II (NAME)	MERCANTILE MORTGAGE COMPANY (NAME)	102-6-6
6660 Upton Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 14569 (STREET ADDRESS)	8DZ-8750
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILLIAM RUSSELL McCOWN and wife, JULIA J. McCOWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RALPH B. CHRISTIAN II and wife, SHARON J. CHRISTIAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 32 on the Plan of Charlotte Park, Section 26 revision of Lots 32 and 33 as recorded in Book 4350, page 127, Register's Office for Davidson County, Tennessee and described as follows, in accordance with a survey by Alley, Brown and Pate Engineers dated 4-14-70:

Said Lot No. 32 fronts 81.46 feet on the westerly margin of Upton Lane and extends back 199.29 feet, more or less on the northerly line, passing witness line at 109.29 feet, and 249.22 feet, more or less, on the southerly line, passing witness line at 174.22 feet, to the southerly bank of the Cumberland River, measuring a total of 104.06 feet along said witness line.

Being the same property conveyed to William Russell McCown and wife, Julia J. McCown by deed from Carl E. Keightley and wife, Julia Keightley of record in Book 4431, page 370, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4065, page 67 and Book 4142, page 166, and to the limitations shown on the plan of record in Book 4350, page 127, all of record in the Register's Office for Davidson County, Tennessee.

This is ~~unimproved~~ ( ) improved (X) property, known as 6660 Upton Lane, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 and assigns, forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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. 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 our hand s this 13th day of December, 1978

William Russell McCown
WILLIAM RUSSELL McCOWN

Julia J. McCown
JULIA J. McCOWN

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM RUSSELL McCOWN and wife, JULIA J. McCOWN

the bargainor S, 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 15th day of December 19 78.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
WILLIAM RUSSELL McCOWN, et ux

TO
RALPH B. CHRISTIAN II, et ux

F. 0 5 6 1. 0

IDENTIF. REFERENCE

DEC 18 11 57 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC 18 78	CONV	59,000.00			
DEC 18 78	S'TAX		B*	153.40	
DEC 18 78	PR'FEE		B*	.50	
DEC 18 78	W'DEED		B*	4.00	* 157.90