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BOOK 5400 PAGE 419

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000

Wayne Christison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 1979.

Marbut Glenn Gaston
Notary Public

MY COMMISSION EXPIRES: 1-11-82
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston., Attorney, 2211 Crestmoor Road, Nashville, Tenn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WAYNE A. CHRISTISON et ux (NAME)	SAME (NAME)	132-13-63
923 Van Leer Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	(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, Allen C. Brown and wife, Susan G. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne A. Christison and wife, Madge G.Christison

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. 72 on the Plan of Oak Hill Valley Subdivision as of record in Book 1835, pages 15 and 16, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

BEGINNING in the south margin of Van Leer Drive at the corner of Lots 71 and 72; thence east with said drive, 288.23 feet to a point; thence around a curve in a southeasterly direction 44.32 feet to a point in the westerly margin of Dustin Lane; thence southerly with said Lane, 226.40 feet to the corner of Lots 63 and 72; thence with the dividing line between said lots, westerly 268.59 feet to the corner of Lots 71 and 72; thence north with the line between said lots, 225 feet to the beginning.

Being all the same property conveyed to Allen C. Brown et ux Susan G. Brown by deed from William C. Snow, Jr. et ux Ernestine T. Snow as of record in Book 5346, page 916 Register's Office for said county.

Subject to 1979 property taxes which grantees agree to pay, to the limitations on the plan of record in Book 1835, page 15 and 16, and to restrictions filed for record in Book 931, page 53; Book 1788, page 186 and Book 1809, page 539, said Register's Office, and the limitation on the recorded plan shows an Owner's Certificate, a 75 foot setback line from Van Leer Drive, a 40 foot setback line from Dustin Lane, a 10 foot easement for public utilities across the rear of the lot and shows a ditch across the lot from north to south.

This is unimproved ( ) improved (X) property, known as 923 Van Leer Drive, Nashville, Tennessee 37220
(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 hands this 23rd day of February, 19 79

Allen C. Brown
ALLEN C. BROWN

Susan G. Brown
SUSAN G. BROWN

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 ALLEN C. BROWN and wife, SUSAN G. BROWN

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 23rd day of February 19 79

Commission expires 1-19-81

Notary Public

GLENN C. MARBUT, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

ALLEN C. BROWN et ux

SUSAN G. BROWN

TO

WAYNE A. CHRISTISON et ux

MADGE G. CHRISTISON

F. 1. 6 4 2 0

IDENTIF. REFERENCE

MAR 2 10 26 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			75000.00-	CAMT.
			195.00	CSTAX
			.50	PRFEE
			4.00	WDEED
				CHECK 199.50-
			6091A03/02/79	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 6420

IDENTIF. REFERENCE

MAR 2 10 26 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 067795