THIS INSTRUMENT PREPARED BY: Vicky V. Klein, Attorney at Law
907 Two Mile Parkway, Building E
Goodlettsville, TN 37072

BOOK 5283 PAGE 25

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID CHRISTIAN	WACHOVIA MORTGAGE COMPANY	Map 61-14
(NAME)	(NAME)	
3809 SAUNDERS AVENUE	P.O. BOX 3174	Parcel 200
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE TN 37216	Winston-Salem, N.C. 27102	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------.
----------($10.00)----------*Dollars.*
and other good and valuable consideration, the receipt of which is hereby acknowledged, including the Grantee assuming a certain unpaid indebtedness, of record in Book 5393, page 423, Register's Office for Davison County, Tennessee, which Grantee promises to pay and agrees to hold Grantors harmless therefrom,

JANET F. FLANAGAN AND DONNIE RAY FOUTCH, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said DAVID CHRISTIAN & WIFE, LINDA N. CHRISTIAN, hereinafter referred to as Grantees, their

..... *(successors), heirs and assigns.*
certain real estate in Davidson County, Tennessee, as follows:
Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Resubdivision of Lots 3 & 4 of the Maplewood Heights as of record in Book 5190, page 39, Register's Office for said County, described as follows:

Said Lot No. 3 fronts 50 feet on the easterly side of Saunders Avenue and runs back between lines 300 feet on the northerly side line and 300 feet on the southerly side line to a line at the rear measuring 50 feet thereon.

Being the same property conveyed to William T. Davis and Janet F. Flanagan by deed of record in Book 5773, page 563, Register's Office for Davidson County, Tennessee, the said William T. Davis having since conveyed his interest in said property to Donnie Ray Foutch by deed of record in Book 5839, page 396, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 39,076.69
Subscribed and sworn to before me, this the 30th, day of April 19 84
Affiant
My commission expires: 4/12/87 (Affix Seal)
Notary Public

unimproved ( )
This is improved (X) property, known as 3809 Saunders Avenue, Nashville, TN
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their ..... *(successors), heirs and assigns forever* we ... *covenant that* we are ... *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We ... *further covenant and bind* ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their ..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 30th *day of* APRIL, 19 84, *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Donnie R Foutch
Janet F Flanagan
Linda N. Christian

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ...the undersigned..... a Notary Public in and for said County and State, ...DONNIE RAY FOUTCH.....AND DAVID CHRISTIAN AND WIFE, LINDA N. CHRISTIAN..... the within named bargainor . S... , with whom I am personally acquainted, and who acknowledged that ...they... executed the within instrument for the purpose therein contained.

Witness my hand and official seal at ..... NASHVILLE ..... Tennessee. this .....30TH..... day of .....APRIL..... 19 84.....

..... Notary Public

Commission expires ....4/19/87.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19 .....

..... Notary Public

Commission expires .....

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET F. FLANAGAN, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this 30th day of April 1984.

NOTARY PUBLIC

My commission expires: 4/19/87

WARRANTY DEED

FROM

TO

IDENTIF. REFERENCE

MAY 2 9 50 AM '84

FEE $ ... REGISTER
DAVIDSON COUNTY, TN

I 1 9 2 6 4

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

RECEIVED OF _____

FOR _____

BOOK 6283 PAGE 27

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			39076.69- CAMT.	
			101.66 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	103.16-
3056405/02/64			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

119264

IDENTIF. REFERENCE

MAY 2 9 50 AM '64

No. 32676