File Box 9

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,382.83

Marguerite Donald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 19 84.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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THIS INSTRUMENT WAS PREPARED BY
JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave. - Nashville, Tennessee 37215

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBER |
|---|---|---|
| Marguerite Donald (NAME) | Standard Federal Savings (NAME) | Map 103-4 |
| 410 B Wimpole Drive (STREET ADDRESS OR ROUTE NUMBER) | 101 Lakeforest Boulevard (STREET ADDRESS) | Parcel 263 |
| Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP) | Gaithersburg, Maryland 20877 (CITY) (STATE) (ZIP) | 25W-01810 |

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, Scott V. Christenson, No Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marguerite Donald, Not Married

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:

Land in Davidson County, Tennessee, being Lot No. 16 on the Map of Charlotte Avenue Church of Christ Addition to West Nashville, as of record in Book 547, page 199, Register's Office for said County.

Said Lot No. 16 fronts 50 feet on the north side of Idaho Avenue and runs back between parallel lines, along the east margin of 42nd Avenue, North 150 feet to an alley.

Being the same property conveyed to Scott V. Christenson by deed from Edward H. Wiseman and wife, Linda Marie Wiseman, recorded in Book 5713, page 728 in said Register's Office.

As part of the consideration for this conveyance Grantee assumes and agrees to pay the remainder of the indebtedness evidenced by the note referenced in the deed of trust recorded in Book 5713 at page 731 in said Register's Office according to the terms thereof (Standard Federal #058237); and Grantor hereby assigns to Grantee the escrow account in connection therewith.

CHECK

This is unimproved ( ) improved (X) property, known as 4114 Idaho Avenue, (House Number) (Street) Nashville, Tennessee 37209 (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 my hand this 13th day of December, 19 84

Scott V. Christenson
Scott V. Christenson

12/17 1134

5512

OFFICIAL RECEIPT

STATE OF ~~TENNESSEE~~ NORTH CAROLINA
~~Davidson~~ County of

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Personally appeared before me, MARTHA C WISECARVER, a Notary Public in and for said County and State, the within named Scott V. Christenson

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Charlotte, North Carolina, ~~Tennessee~~, this 13th day of December 19 84

Commission expires 8-10-87

Martha C Wisecarver
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

I 7 0 6 2 8

FROM Scott V. Christenson

TO Marguerite Donald

IDENTIF. REFERENCE

Dec 17 3 29 PM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave.
Nashville, Tennessee 37215

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 40382.83- CAMT,<br>105.04 CSTAX<br>.50 PRFEE<br>6.00 WDEED<br>CHECK 111.54-<br>6012A12/17/84 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 70628

IDENTIF. REFERENCE

Dec 17 3 29 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 93824