DP2:TPTBK00120 01/31/85

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (GTN)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 6486 PAGE 154

Address New Owner(S)	Send Tax Bills To	Map-Parcel Number(s)
Paul J. Christians and wife, Dale R. Christians P.O. Box 150284 Nashville, TN 37215	Same	145-13-35

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, C. Turney Stevens, Jr.("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Paul J. Christians and wife, Dale R. Christians ("Grantee"), their heirs, representatives and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plat of Tyne Valley Estates Revised, Section XIV, of record in Plat Book 5200, page 337, Register's Office for said County.

BEGINNING at a concrete monument in the southerly margin of Robert E. Lee Drive, at the common front corner of Lots 20 and 21; thence with the line between said two lots southerly 237.13 feet to a point, said point being the common rear corner of Lots 21 and 22; thence with the line between Lots 21 and 22, westerly 265.82 feet to a point in the easterly margin of General Forest Court; thence with the margin of same, northerly 170.48 feet to a concrete monument at the beginning of a curve having a radius of 25.0 feet; thence around said curve 39.27 feet to a concrete monument in the southerly margin of Robert E. Lee Drive; thence with the margin of the same, easterly 226.35 feet to the point of beginning.

Being the same property conveyed to Grantor by deed of record Book 6068, page 662, said Register's Office.

Said property is unencumbered except as follows:

1. 1985 taxes, a lien, but not yet due and payable.

2. Restrictive covenants of record in Book 5510, page 503, and Book 5495, page 702, said Register's Office.

3. Matters shown on the plan of record in Book 5200, page 337, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, representatives and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that the same is unencumbered, unless otherwise

herein set out. Grantor further covenants and binds himself, his heirs, representatives and assigns to warrant and forever defend the title to the said land to Grantee, their heirs, their representatives and assigns against the lawful claims of all persons whomsoever, except claims arising out of matters to which this conveyance is made subject.

Ann Stevens, wife of C. Turney Stevens, Jr. executes this instrument for the purpose of acknowleding and consenting to this conveyance, including the transfer of any property interest that may have accrued to her by virtue of her marriage to C. Turney Stevens, Jr.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness Grantor's hand this 4th day of February, 1985.

C. Turney Stevens Jr.

Ann Stevens

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $56,500.00.

Affiant

Sworn to and subscribed before me this 4th day of February, 1985.

Notary Public

My Commission Expires:

July 17, 1988

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, C. Turney Stevens, Jr. and wife Ann Stevens, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of February, 1985.

Teresa [illegible]
Notary Public

My Commission Expires:

July 17, 1988

3454 02/04 156.40- CHECK

I: 8: 0. 7: 6: 8

IDENTIF. REFERENCE

FEB 4 11 25 AM '85

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN

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

56500.00- CAMT.
146.90 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 166.40-
8454A02/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 0 7 6 8

IDENTIF. REFERENCE

FEB 4 11 29 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105929