Box 8/cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Bruce A. Christensen 2004 McGavock Pike Nashville, TN 37216	Atlantic Coast Mortgage Company 3819 S. George Mason Dr. Suite G Baileys Crossroads, VA 22041	73-13 1 15DZ-35410

BOOK 6677 PAGE 837

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, R. J. Dorsey, Jr. and wife, Josephine J. Dorsey hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Bruce A. Christensen and wife, Yuk Ying Christensen hereinafter called the Grantee, Grantee's 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 the northerly 75 feet of Lot No. 14 and the southerly 3 feet of Lot No. 13 of Block "G" on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County, as follows:

SAID parts of said Lots together front 78 feet on the easterly side of McGavock Avenue and runs back between parallel lines 165 feet to a dead line.

BEING the same property conveyed to R. J. Dorsey, Jr. and wife, Josephine J. Dorsey by deed from B. M. Gibbs, Sr. and wife, Florrie Stephens Gibbs, of record in Book 3858, page 171, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 1109, page 388, said Register's Office, and to the matters set forth in the above referenced plan of record.

43095

IDENTIF. REFEREN

Oct 8 3 52 PM

FELIX [illegible] REG'T

This is (un)improved property, known as 2004 McGavock Pike, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this ~~1st~~ day of ~~October~~, 19~~85~~.

Josephine J. Dorsey
Josephine J. Dorsey

R. J. Dorsey, Jr.
R. J. Dorsey, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of October, 1985, before me personally appeared R. J. Dorsey, Jr. and wife, Josephine J. Dorsey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that ~~t~~he~~y~~ executed the same as ~~their~~ free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TN

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19__.

BOOK 5577 PAGE 328

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 73,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 1st day of October, 19 85.

My Commission Expires: 11-1-87

_____
Notary Public

WARRANTY DEED

from:

R. J. Dorsey, Jr. and wife,
Josephine J. Dorsey

to:

Bruce A. Christensen and wife, Yuk Ying Christensen

Return to: cg
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

/ Box 8/cg

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6677 PAGE 839

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PREE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

73000.CO- CAPT.
189.80 CSTAX
.50 PREE
6.00 WDED
CHECK 196.30-
4904A10/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43095

IDENTIFICATION REFERENCE

OCT 8 3 52 PM '85

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 180429