#4584 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 110
Nashville, TN 37215

BOOK 6842 PAGE 569

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BRIAN W. CHRISTMAN (NAME)	ZEITLIN FINANCIAL SERVICES, INC. (NAME)	Map 131-3
1713 Temple Avenue (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 200 (STREET ADDRESS)	Parcel 201
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	F.B. #16DA-27195

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, JOHN F. P. HILL, JR. and wife, LAURA HILL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRIAN W. CHRISTMAN and wife, JULIA T. CHRISTMAN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 59 on the Plan of Neil Hunt Subdivision, as of record in Plat Book 974, page 19, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John F.P. Hill, Jr. and wife, Laura Hill by deed from John M. Mathis and wife, Mary Ella Zelenik Mathis of record in Book 5874, page 620, said Register's Office.

This conveyance is made subject to: (1) 1986 taxes which have been prorated and assumed by the Grantees; (2) Restrictive covenants of record in Book 1129, page 321, amended in Book 6104, page 64; and (3) All matters appearing on the Plan of record in Book 974, page 19, Register's Office for Davidson County, Tennessee.

96006

IDENTIFICATION REFERENCE

APR 30 8 26 AM '86

FELIX Z. [illegible] REGISTER
DAVIDSON CO., TENN.

unimproved ( )
This is improved (XX) property, known as 1713 Temple Avenue, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 24th day of April, 1986.

John F. P. Hill, Jr.
JOHN F. P. HILL, JR.

Laura Hill
LAURA HILL

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN F. P. HILL, JR. and wife, LAURA HILL

the bargainors, 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 and official seal at Nashville, Tennessee, this 24th day of April, 1986.

My commission expires 4/19/87 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 1986.

MY COMMISSION EXPIRES: 4/19/87 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

N F. P. HILL, JR. and wife,
RA HILL

TO

AN W. CHRISTMAN and wife,
IA T. CHRISTMAN

EASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

80000.00-	CONT.
306.80	CSTAX
.60	PREL
6.00	WDEED
CHECK	313.30-
8417A04/30/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96006

IDENTIFICATION REFERENCE

APR 30 8 26 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 242374