THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00261981
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Kenneth Williams (NAME)	SAME (NAME)	MAP 12
1945 Baker Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 86
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by James Kenneth Williams and wife, Juanita L. Williams and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

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Michael Wayne Christian and Susan Brannom Christian
James Kenneth Williams and wife,
have this day bargained and sold, and do hereby transfer and convey unto the said
Juanita L. Williams
the Grantees herein, their (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, Surveyor No. 823, dated June 24, 1983 and known as Job No. 83-169-1, as follows:

Beginning at an iron pin set on the southerly margin of Baker Road, said point of beginning being the northeast corner of this tract and also being in the line of the Edward B. Parker land; thence with Parker's line and a fence, South 11 deg. 55' 08" West, 304.09 feet, to an iron pin set at a corner post; thence North 76 deg. 21' 42" West, 200.48 feet, to an iron pin set at a corner post; thence South 18 deg. 29' 51" West, 112.20 feet, to a point on the fence; thence South 23 deg. 55' 57" West, 155.14 feet, to a point on the fence; thence South 06 deg. 31' 44" West, 79.61 feet, to an iron pin set at a corner post; thence North 83 deg. 06' 06" West, 169.06 feet, to a cedar tree in the fence line; thence North 81 deg. 25' 23" West, 219.82 feet, to a point at the corner of a cross fence; thence North 84 deg. 15' 52" West, 156.66 feet, to a point on the fence; thence North 87 deg. 19' 47" West, 237.25 feet, to a point on the fence; thence North 88 deg. 00' 54" West, 92.56 feet, to a point on the fence; thence North 83 deg. 39' 46" West, 72.07 feet, to an iron pin set in the fence; thence leaving Parker's line and severing the

(continued at Exhibit "A")

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 29,000.00
Subscribed and sworn to before me this the 29th *day of*
August 1990
My commission expires: 1-23-93
(Affix Seal)
Affiant
Notary Public

unimproved (X)
This is improved ( ) property, known as Baker Road, Goodlettsville, TN
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the 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.

Whenever 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 our hands this 29th *day of* August *19*90*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Michael Wayne Christian
Michael Wayne Christian

Susan Brannom Christian
Susan Brannom Christian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Michael Wayne Christian
Susan Brannom Christian

*the within named bargainor*_____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 29th *day of* August, *19* 90.

Notary Public

Commission expires 1/23/93

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 (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* _____*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

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared LEONARD D. BRANNOM, SR., to me known, (or satisfactorily proven) to be the person who executed the foregoing instrument in behalf of SUSAN BRANNOM CHRISTIAN, and acknowledged that he executed the same as the free act and deed of the said SUSAN BRANNOM CHRISTIAN.

Witness me hand and seal at Nashville, Tennessee, this the 29TH day of AUGUST, 1990.

_____
Notary Public

My Commission Expires: _____

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

land of the Continental Land Group, Inc., North 51 deg. 48' 12" East, 759.39 feet, to an iron pin set on the southerly margin of the said Baker Road; thence with the margin of the said Road, 25 feet from the centerline, South 77 deg. 03' 16" East, 82.66 feet, to an iron pin; thence North 84 deg. 29' 35" East, 474.04 feet, to an iron pin; thence South 86 deg. 24' 08" East, 158.52 feet, to the point of beginning, containing 10.13 acres, more or less.

Being the same property conveyed to Michael Wayne Christian and wife, Susan Brannom Christian by deed from Continental Land Group, Inc., of record in Book 6093, page 126, Register's Office of Davidson County, Tennessee.

54025

RECEIPT REFERENCE

Aug 31 11 21 AM '90

FEE 2 [illegible]

5382 08/31 01:01 03CHECK 105.70

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 29000.00
CON TX 95.70
PRFEE 1.00
WDEED 9.00
TOTAL 105.70
CHECK 105.70

08/31/90 01 11:25 0001 5382

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54025

IDENTIFICATION REFERENCE

Aug 31 11 22 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 351758