Mail:

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 8672 PAGE 362

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
John W. Christmas, et ux 425 Tampa Dr. Nashville, Tn. 37211	Same as New Owner	Map 7-10 Parcel 8 Field Book I.D. No. 10D 52054

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, TERRY W. HARRIS and wife, EVELYN M. HARRIS and TIMOTHY L. HARRIS and wife, LORI W. HARRIS, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JOHN W. CHRISTMAS and wife, ERIKA T. CHRISTMAS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot No. 5 on the Plan of Hudgin Acres Estates of record in Book 7900, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the metes and bounds of said lot.

Being the same property conveyed to Terry W. Harris and wife, Evelyn M. Harris and Timothy L. Harris and wife, Lori W. Harris by deed from Virginia H. Lassiter and Hazel H. Finch, heirs of E. Q. Hudgins and wife, Lucille Hudgins, of record in Book 8622, page 594, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property known as: Lot No. 5, Hudgins Acres Estates, Davidson County, Tennessee.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

(1) 1992 taxes which are a lien but not yet due and payable, which will be prorated between the parties and paid by the Buyer, in full, when due.

(2) Restrictive Covenants for Hudgin Acres Estates filed for record in Book 8092, page 330, Register's Office for Davidson County, Tennessee.

(3) Subject to building set back lines, easements, and other matters as shown on the plan of Hudgin Acres Estates filed for record in Book 7900, page 99, Register's Office for Davidson County, Tennessee.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 2nd day of July, 1992.

"GRANTORS"

Terry W. Harris
TERRY W. HARRIS

Evelyn M. Harris
EVELYN M. HARRIS

Timothy L. Harris
TIMOTHY L. HARRIS

Lori W. Harris
LORI W. HARRIS

"GRANTEES"

John W. Christmas
JOHN W. CHRISTMAS

Erika T. Christmas
ERIKA T. CHRISTMAS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY W. HARRIS and wife, EVELYN M. HARRIS and TIMOTHY L. HARRIS and wife, LORI W. HARRIS, and JOHN W. CHRISTMAS and wife, ERIKA T. CHRISTMAS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 2nd day of July, 1992.

Kathy Burnett White
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE KATHY BURNETT WHITE

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $21,500.00.

John W. Christmas
Affiant

Sworn to and subscribed before me, this the 2nd day of July, 1992.

Kathy Burnett White
NOTARY PUBLIC

My Commission Expires: 12/29/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE KATHY BURNETT WHITE

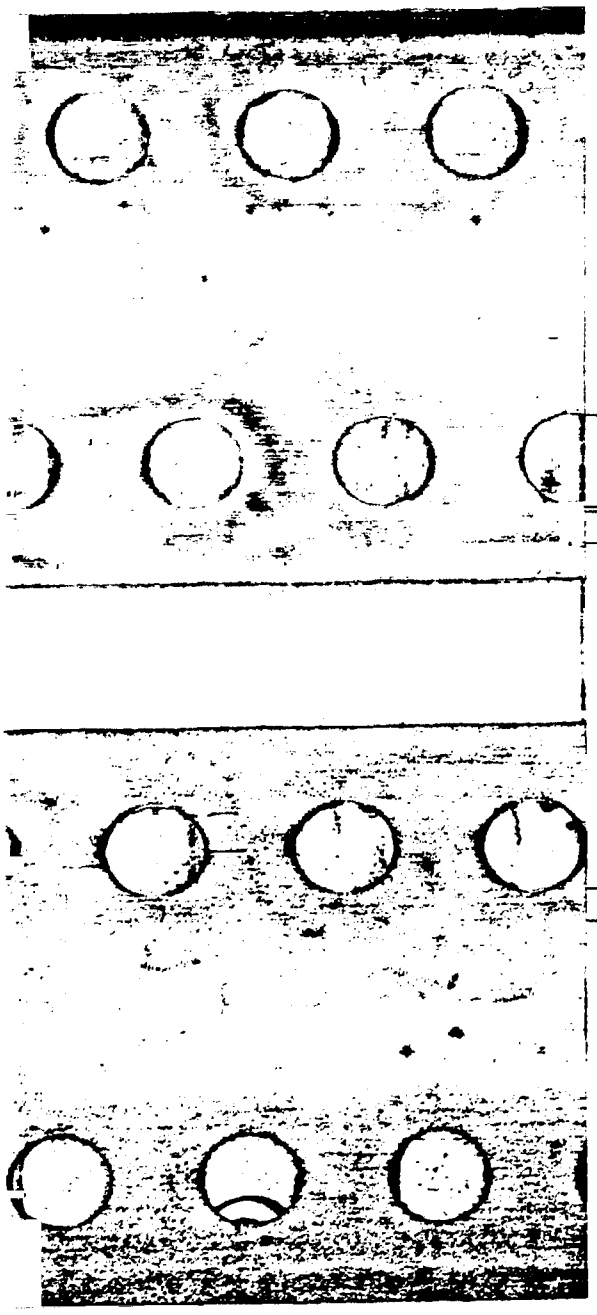
2 6 2

IDENTIF. TREFERENCE

JUL 9 11 19 AM '92

FELIX Z. ALDSON II REGISTER
DAVIDSON COUNTY TN.

4007 07/09 0101 03CHECK 88.55



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

RECEIVED OF _____

FOR _____

BOOK 8672 PAGE 364

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
			CAMT	21500.00
			CON TX	79.55
			PRFEE	1.00
			WDEED	8.00
			TOTAL	88.55
			CHECK	88.55

07/09/92 01 11:19 0001 4007

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.6.2 1 4 IDENTIF. REFERENCE

JUL 9 11 19 AM 92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN

No. 548770