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STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,500.00

Dennis D. Christian
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 19 94

Elaine Quinn Smith
Notary Public

MY COMMISSION EXPIRES

ELAINE QUINN SMITH NOTARY PUBLIC DAVIDSON CO. TENN.

My Commission Expires MAY 23, 1998

THIS INSTRUMENT WAS PREPARED BY
LAWYERS TITLE INSURANCE CORPORATION *
424 Church Street, Suite 200, Nashville, Tennessee 37219
* Suite 201, 104 Woodmont Blvd., Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dennis D. Christian et ux (NAME)	Same (NAME)	172-3-B-44co
616 Magnolia Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, /I, Marjorie I. Callahan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis D. Christian and wife, Martha J. Christian

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 44 on the Plan of The Woodlands, Phase 2, of record in Book 6900, Page 635, Register's Office for Davidson County, Tennessee, to which Plan reference is herein made for a more complete and accurate description.

BEING the same property conveyed to Marjorie I. Callahan by deed of record in Book 9343, Page 797, Register's Office for Davidson County, Tennessee.

Subject to:
Restrictions shown on the Plat recorded in Book 6900, Page 635, and all matters contained within said Plat of record.
Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7334, Page 109, as amended and restated in Book 7408, Page 250, further amended in Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224 which was re-recorded in Book 8643, Page 675 and in any allied instruments referred to in said Restrictions.

It is not the intention of the Grantor herein to reimpose said Restrictions.

This is unimproved ( ) improved (XX) property, known as 616 Magnolia Lane (House Number) (Street) Nashville, TN 37211 (P.O. Address) (City or Town) (Postal Zip)

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 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 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. 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 my hand(s) this 8th day of June, 1994

x Marjorie I. Callahan
Marjorie I. Callahan

STATE OF ~~TENNESSEE~~ ILLINOIS
COUNTY OF Du Page

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Personally appeared before ~~me~~, the undersigned, a Notary Public in and for said County and State, the within named Marjorie I. Callahan

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Illinois, ~~Tennessee~~, this 8th day of June 1994

Commission expires 10-22-94

OFFICIAL SEAL
Rosalind L. Fisher
Notary Public, State of Illinois
Du Page County
My Commission Expires 10-22-94

Notary Public (Affix Seal)

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

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

Commission expires _____

Notary Public

63195

IDENTIFICATION REFERENCE

WARRANTY DEED

94 JUN 21 AM 10:46

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

FROM

Marjorie I. Callahan

MAIL ENV.

TO

Dennis D. Christian et ux

Martha J. Christian

Furnished by:

LAWYERS TITLE INSURANCE CORPORATION
Third National Financial Center
424 Church Street, Suite 200 (37219-2302)
P.O. Box 198787 (37219-8787)
Nashville, Tennessee
Tele: 615-244-0678

8414 06/21 0101 03CHECK $17.75

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
			CAMT	137500.00
			CON TX	508.75
			PRFEE	1.00
			MDEED	8.00
			TOTAL	517.75
			CHECK	517.75
06/21/94	01		10:47 0001	8414

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63195
IDENTIF. & REFERENCE

94 JUN 21 AM 10:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 805136