STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF January, 19 95

Notary Public

MY COMMISSION EXPIRES: 11-8-98
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, TN 37201 File #33077

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Jeffery L. Christian (NAME)	SAME (NAME)	61-12-135
4310 Earlene Drive (ADDRESS)	(ADDRESS)	15DZ-29825
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, James R. Shepard and Theresa L. Cook

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffery L. Christian and wife, Monica L. 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. 10, Block I, Jackson Park, Section 3, not of record, described as follows:

Beginning on the easterly margin of Earlene Drive, formerly Eastdale Drive, at the corner of Lots Nos. 9 and 10; thence with the line between said lots eastwardly 460 feet to the corner of Lots Nos. 7, 8, 9 and 10; thence with the line between Lots Nos. 7 and 10 northwestwardly 200 feet, more or less, to the southerly line of Lot No. 11; thence with the southerly line of said lot, westwardly 315 feet, more or less, to the easterly margin of Earlene Drive, formerly Eastdale Drive; thence with the easterly margin of same, southwardly 125 feet to the beginning.

BEING the same property conveyed to James R. Shepard and Theresa L. Cook by deed from Homer C. Johnson and wife, Laurel S. Johnson of record in Book 8007, Page 700, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

1209 01/11 0101 03CHECK 342.00

unimproved ( )
This is improved (X) property, known as 4310 Earlene Drive, Nashville, Tennessee 37216
(House Number) (Street) (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. 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.

Witness our hand S this 10th day of January, 19 95

James R. Shepard

Theresa L. Cook

DCTN01W 12/88 First D... Forms, Inc. 1-800-826-5427

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 James R. Shepard and Theresa L. Cook

the bargainor s, 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 10th day of January, 95

Commission expires 5/28/95

Pamela Hawkins
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, Pamela Hawkins, a Notary Public within and for the State and County aforesaid, personally appeared James R. Shepard and Theresa L. Cook, with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute 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 10th day of January 19 95.

My commission expires 5/28/95

Pamela Hawkins
Notary Public

24608

IDENTIF. & REFERENCE

95 JAN 11 PM 3:10

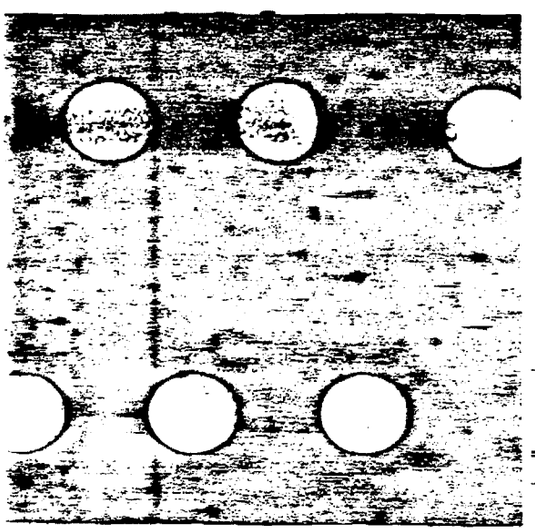
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

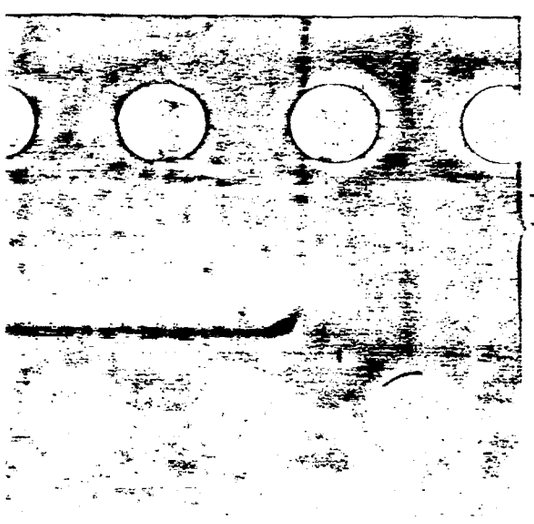
WARRANTY DEED

FROM
James R. Shepard and Theresa L. Cook

TO
Jeffery L. Christian and wife, Monica L. Christian

RETURN TO:
Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, TN 37201 File #33077





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

RECEIVED OF _____

FOR _____

BOOK 9569 PG 284

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	90000.00
			CON TX	333.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	342.00
			CHECK	342.00
01/11/95	01		15:10 0001	1209

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24608
IDENTIF. & REFERENCE

95 JAN 11 PM 3:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 871061