9619

# WARRANTY DEED

BOOK 9619 PG 404

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 19 95

Notary Public

MY COMMISSION EXPIRES: July 27, 1996
(AFFIX SEAL)

LINDA S. HARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Timothy A. Christner (NAME) | Southeastern Mortgage of (NAME) | 172-12A |
| 109 Peak Hill Circle (ADDRESS) | 565 Marriott Drive, Suite 250 (ADDRESS) | 101CO |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Nashville, TN 37214 (CITY) (STATE) (ZIP) | 6D 77693 |

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, Rondell B. King and wife, Suzanne D. King and Thressa E. Steakley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy A. Christner and wife, K. Denise Christner

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 [illegible] is the lot No. [illegible] of Section Five, Bradford Hills, of record in Book 7900, page 6 and Book 7900, pages 287 and 285, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rondell B. King and wife, Suzanne D. King by deed from Claridge [illegible] of record in Book 8720, page 604, Register's Office for Davidson County, Tennessee.

Subject to the restrictions, covenants, conditions and restrictions of record in Book 8069, page 170, amended in Book 8372, page 901, and By Laws in Book 8071, page 581, said Register's Office.

This conveyance is subject to any and all existing easements of record.

95 MAR 16 AM 8:18
FEE
DAVIDSON COUNTY, TN. REGISTER

4 2264
IDENTIF. & REFERENCE

unimproved ( )
This is improved ( X ) property, known as 109 Peak Hill Circle, Nashville, TN 37211
(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 31st day of January, 19 95

Rondell B. King
Rondell B. King

Thressa E. Steakley
Thressa E. Steakley
By Rondell B. King
as atty. in fact

Suzanne D. King
Suzanne D. King

9619

BOOK 9619 PG 405

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 Rondell B. King and wife, Suzanne D. King

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 Brentwood, Tennessee, this 31st day of January, 19 95.

Commission expires July 27, 1996

Notary Public

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 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 _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

On this, 31st day of January, 19 95, personally appeared before me, Rondell B. King, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Thressa E. Steakley and is authorized by them to execute this instrument on their behalf, as their free act and deed.

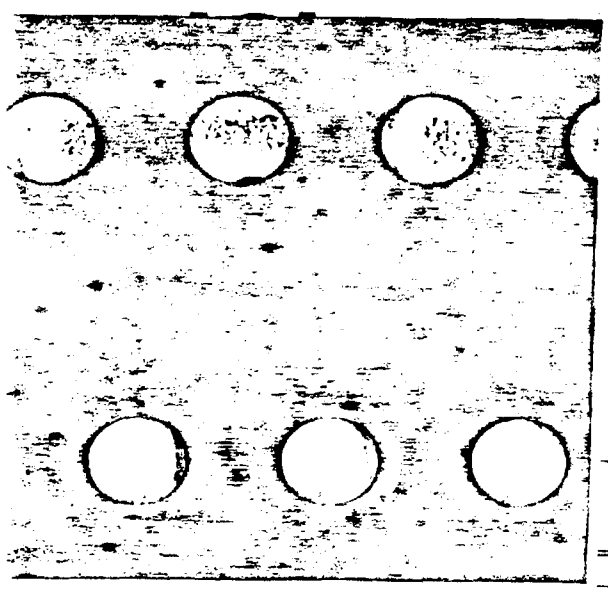
Witness my hand, at office, this 31st day of January, 19 95.

My commission expires 7/27/96

Notary Public

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

3621 03/16 1101 03CHECH 454.85



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

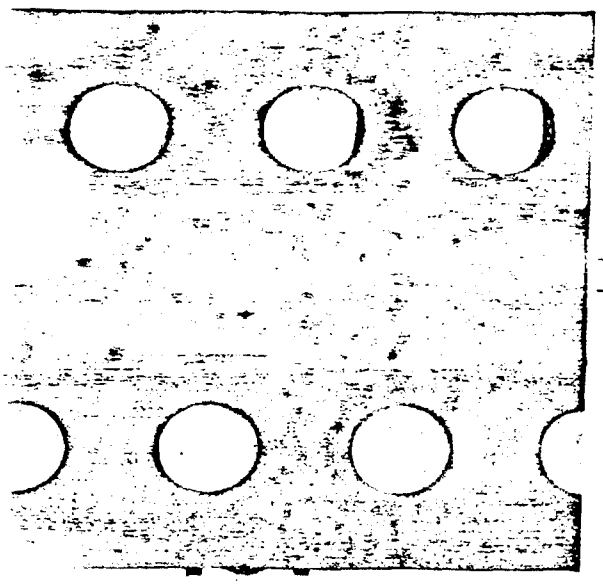
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9619 PG 406

| | | |
|---|---|---|
| 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 120500.00
CON TX 445.85
PRFEE 1.00
WDEED 8.00
TOTAL 454.85
CHECK 454.85

03/16/95 01 08:19 0001 0621

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42264
IDENTIF. & REFERENCE

95 MAR 16 AM 8:18

REGISTER
DAVIDSON COUNTY, TN.

**No.** 890212