Mail BOOK 9642 PG 813

This Instrument Prepared By:
Gary W. Temple
Attorney at Law
4211 Gallatin Rd.
Nashville, TN 37216

Address New Owner(s)	Send Tax Bills To	Map-Parcel Numbers
Tom R. Britt and wife Emma H. Britt 615 Stanvid Drive Nashville, TN 37216	Wachovia Mortgage Co. P.O. Box 3174 Winston-Salem, NC 27102	Map 61-14 Parcel 200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, David Christian and wife, Linda H. Christian, (the "Grantors"), have bargained and sold, and by these presents does transfer and convey to Tom R. Britt and wife, Emma H. Britt (the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in exhibit A, which is attached hereto and incorporated herein by this reference (the "Properties").

This is improved property, known as 3809 Saunders Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever. Grantors' covenant with the Grantee's that the Grantors' are lawfully seized and possessed of the property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth herein above.

The Grantors further covenant and bind themselves, their successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHERE OF, the Grantors have executed this deed this 13 day of February, 1995.

David Christian

Linda N. Christian

BOOK 9642PG814

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, J.D. REVLETT, a Notary Public, David Christian and Linda N. Christian, with whom I am personally acquainted and who acknowledges that they executed the foregoing instrument for the purposes therein contained.

Witness my hand, this 13th day of February, 1995.

J.D. Revlett
Notary Public

NOTARY PUBLIC AT LARGE TENN.

MY COMMISSION EXPIRES: July 13th 1998

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 7,950.00

Tom F Britt
Affiant

Emma H. Britt
Affiant

Subscribed and sworn before me this 28th day of February, 1995.

Notary Public
NOTARY PUBLIC

My commission expires: 11/20/96

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Resubdivision of Lots 3 & 4 of the Maplewood Heights as of record in Book 5190, Page 39, Register's Office for said County, described as follows:

SAID Lot No. 3 fronts fifty feet on the easterly side of Saunders Avenue and runs back between lines 300 feet on the northerly side line and 300 feet on the southerly side line to a line at the rear measuring 50 feet thereon.

BEING the same property conveyed to Janet Flanagan by deed of record in Book 5773, page 563, and to Donnie Ray Foutch by deed of record in Book 5839, Page 396, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to David Christian and wife, Linda N. Christian by Deed of record in Book 6283, Page 25, from Janet F. Flanagan and Donnie Foutch, Register's Office for Davidson County, Tennessee.

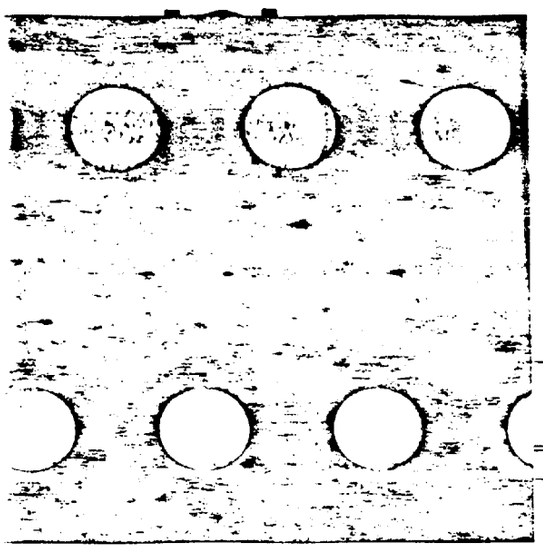
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50585

IDENTIFICATION REFERENCE

9792 04/11 0101 03CHECK 42.23

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

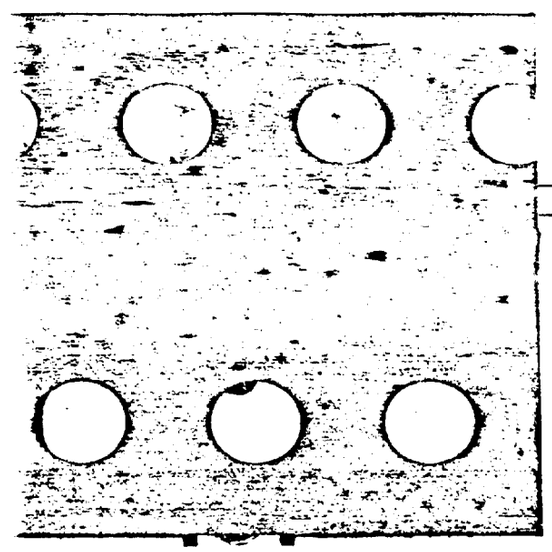
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FOR _____

BOOK 9642 PG 816

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	7950.00
CON TX	29.23
PRFEE	1.00
REC FEE	12.00
TOTAL	42.23
CHECK	42.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50585

IDENTIF. REFERENCE

95 APR 11 PM 1:46

DAVIDSON COUNTY TR.

04/11/95 01 13:45 0001 9792

No. 899288