Book 8

Name and Address of New Owner:
Ellen R. Christianson
12 Valley Forge
Nashville, TN 37205

Send Tax Bills To:
Same

Prepared by:
D.W. McMackin
McMackin, Garfinkle, McLemore & Walker
P.O. Box 198947
Nashville, TN 37219

Map & Parcel No.
116-8-B-12C0
07DA72820

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Ellen R. Christianson

Subscribed and sworn to before me on this 28th day of April, 1995.

NANCY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

Notary Public

My Commission Expires: _____

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 is hereby acknowledged, Pallas Pidgeon McGown, unmarried, has bargained and sold, and does hereby transfer and convey unto the said Ellen R. Christianson, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> **Land in Davidson County, Tennessee, being Lot #12, shown on the revised plan of Sugartree, Phase 2, as of record in Book 4860, page 79 and 80, and revised in Book 5015, page 550, Register's Office for Davidson County, Tennessee.**
>
> **Being the same property conveyed to Pallas Pidgeon McGown by deed from Frank W. Englert, Jr. and wife, Margaret P. Englert, of record in Book 6525, page 467, Register's Office, Davidson County, Tennessee.**
>
> **The above legal description is identical to the legal description in the previous deed of record.**
>
> **This is improved property located at 12 Valley Forge, Sugartree, Woodmont Boulevard, Nashville, TN 37205.**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Ellen R. Christianson, her heirs and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

fee simple, has a good right to convey it, and that the same is unencumbered except as hereinafter provided:

This conveyance is SUBJECT to restrictive covenants of record in Book 4857, page 157, Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, and Book 5691, page 61, said Register's Office; SUBJECT to Charter of record in Book 5683, page 670, said Register's Office; SUBJECT to Plan of record in Book 4860, page 79, as revised in Book 5015, page 550, said Register's Office, showing an owner's certificate, a 15 foot minimum building setback line from Valley Forge and 10 foot from the front portion of the northeasterly line and a four foot easement for public utility purposes along the rear line of said lot; and SUBJECT to 1995 real estate taxes, the payment of which has been prorated of even date herewith and assumed by Grantees.

Grantor further covenants and binds herself, her successors, heirs and assigns, to warrant and forever defend the title to said real estate to the said Ellen R. Christianson, her heirs and assigns, against the lawful claims of all persons.

Witness my hand on this 28th day of April, 1995.

Pallas Pidgeon McGown

Pallas Pidgeon McGown, unmarried

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 Pallas Pidgeon McGown, 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 Nashville, Tennessee, this 28th day of April, 1995.

Notary Public

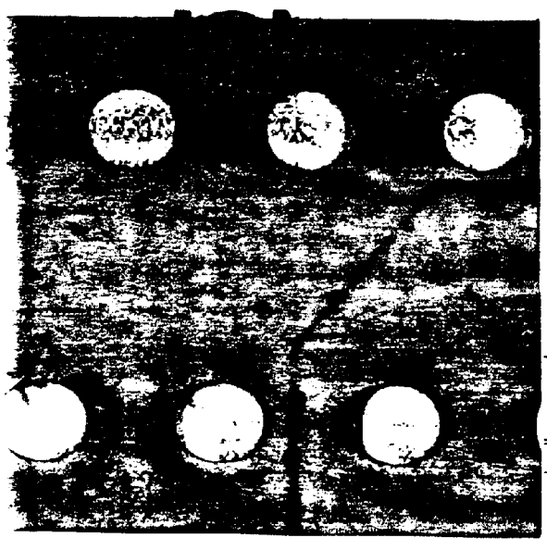
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/2/98

Commission Expires: _____

95 MAY -1 AM 10:25
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

56205
IDENTIF. ↑ REFERENCE

5995 05/01 0101 03CHECK 1100-50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9658 PG 703

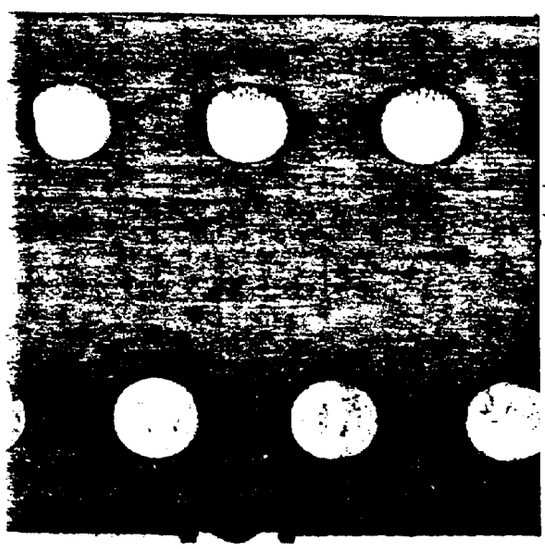
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	295000.00
CON TX	1091.50
PRFEE	1.00
WDEED	8.00
TOTAL	1100.50
CHECK	1100.50

05/01/95 01 10:26 0001 5995

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



56205
IDENTIF. ↑ REFERENCE

95 MAY -1 AM 10: 25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 905423