BOOK 9673PG180

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61221

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36334
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Terry James Christian Susanne Schwartz Christian 4929 Sewanee Road Nashville, Tennessee 37220	NEW OWNER

TAX MAP-PARCEL NUMBERS: 145-04-009

1319 05/16 0101 03CHECK 1388.29

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carlton F. Roos, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Terry James Christian and spouse, Susanne Schwartz Christian,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 2 ion the plan of Resubdiyision of Lots 9 & 10 LeLand Manor Subdivision, of record in Book 6900, page 705, Register's Office for said County.

SAID Lot No. 2, which is a corner lot, fronts 342.22 feet on the broken northerly margin of Overton Lea Road and fronts 213.41 feet on the broken westerly margin of Sewanee Road, said frontages being joined by a curve having a length of 45.11 feet, and extends back 410.68 feet on the northerly line and 218.27 feet on the westerly line to a point of intersection.

BEING the same property conveyed to Carlton F. Roos by deed from Robert M. Finks, Jr., Ellen Elizabeth Ligon, Patricia Faris Golden and Nancy Ellen Valentine of record in Book 7824, page 877, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to a 20 foot easement for sanitary sewers and/or storm drainage across/along the northeast line of said lot and 10 foot temporary construction easement south of and adjacent thereto, all as granted to Metropolitan Government by instrument of record in Book 6316, page 4, said Register's Office and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Carlton F. Roos by Charles E. Roos as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 4929 Sewanee Road, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances,

estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of May, 1995.

Carlton F. Roos

Carlton F. Roos, By: Charles E. Roos, Atty-In-Fact

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 371750.00

Affiant

Sworn and subscribed before me on the 12th day of May, 1995.

Notary Public

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

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 **Charles E. Roos**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Carlton F. Roos**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of May, 1995.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

EXHIBIT "A"
To
WARRANTY DEED

FROM: Carlton F. Roos

TO: Terry James Christian and Susanne Schwartz Christian

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Charles E. Roos

Charles E. Roos, Affiant

Sworn to and subscribed before me this
12th day of May, 1995.

Notary Public

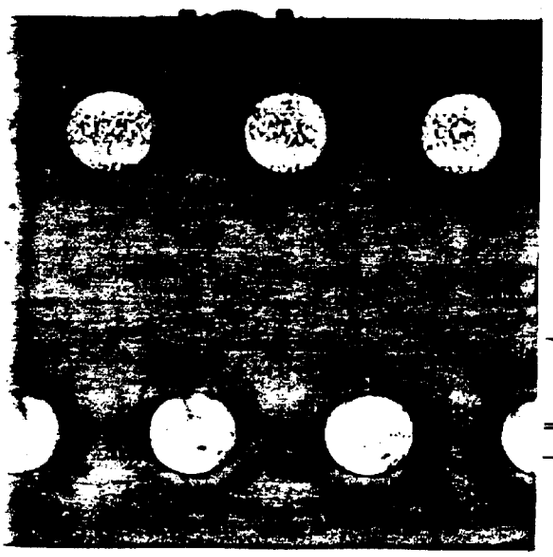
My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



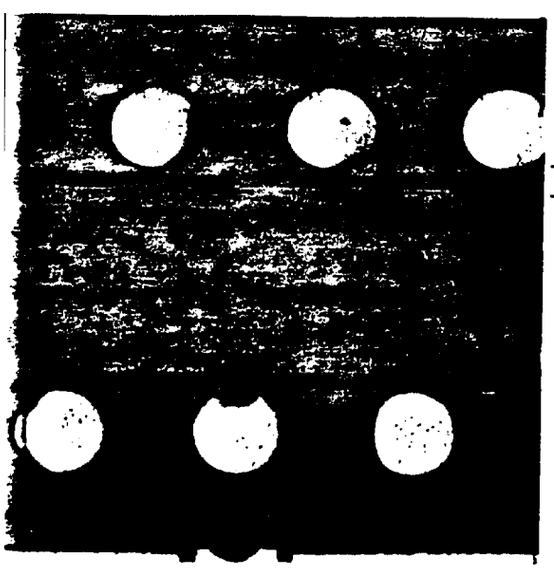
RECEIVED OF _____

FOR _____

BOOK 9673 PG 183

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 371750.00
CON TX 1375.29
PRFEE 1.00
WDEED 12.00
TOTAL 1388.29
CHECK 1388.29

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/16/95 01 14:00 0001 1519

61221
IDENTIF. & REFERENCE

95 MAY 16 PM 1:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 910885