BOOK 9797 PG 255

Box 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

X James W. Bakke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF September, 19 95

Notary Public

MY COMMISSION EXPIRES: 10-9-95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Bakke	Century Mortgage Corp.	181
(NAME) 6127 Pettus Road	(NAME) Two International Drive, #507	152
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37217	05D23549
(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, William E. Mustin and wife, Diann L. Mustin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Bakke and Roger D. Christenson, Married Persons

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 the 2nd Civil District of Davidson County, Tennessee described as follows:

Beginning at an iron rod in the westerly margin of Pettus Road, said point being N 33 degrees-28'-41" E, 1403.63 feet along the westerly margin of Pettus Road from the northerly line of the Elmo Murray Potts Property as of record in Book 4037, Page 359, R.O.D.C., TN;

Thence, N 39 degrees-29'-33" W, 70.71 feet to an iron rod;
Thence, N 84 degrees-29'-33" W, 500.20 feet to an iron rod;
Thence, N 03 degrees-59-10" E, 176.93 feet to an iron rod in an old fence;

Thence, generally along said fence S 86 degrees-00'-50" E, 614.79 feet;

Thence, leaving the afforementioned fence S 04 degrees-02'-52" W, 126.42 feet to an old iron rod;

Thence, S 83 degrees-28'-41" W, 150.00 feet to the point of Beginning and Containing 7.01 acres, more or less.

Being the same property conveyed to William E. Mustin and wife, Diann L. Mustin by deed of record in Book 9479, Page 354, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (XX) property, known as 6127 Pettus Road, Antioch, TN 37013
(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 hands this 13th day of September, 1995

William E. Mustin

Diann L. Mustin

DCTN01WC

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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 William E. Mustin and wife, Diann L. Mustin

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 Antioch, Tennessee, this 13th day of September, 19 95

Commission expires 10-9-95

Notary Public

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 _____

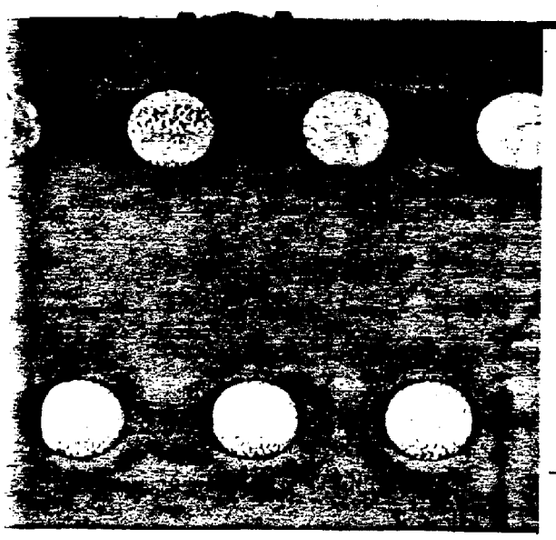
Notary Public

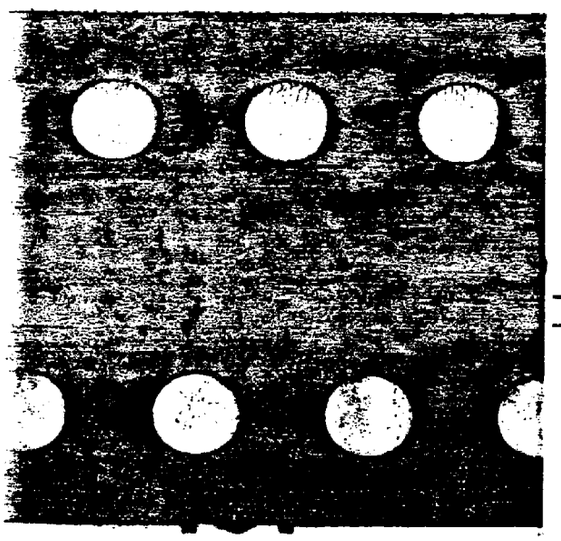
IDENTIF. ↑ REFERENCE

95 SEP 18 AM 10:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5030 09/18 0101 03CHECK
656.50

DCTN01WC





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

RECEIVED OF _____

FOR _____

BOOK 9797 PG 257

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	
	175000.00
CON TX	647.50
PRFEE	1.00
WDEED	8.00
TOTAL	656.50
CHECK	656.50

09/18/95 01 10:20 0001 5030

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0101150
IDENTIF. ↑ REFERENCE

95 SEP 18 AM 10:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 953881