PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH, P.O. BOX 1755
HENDERSONVILLE, TN 37077

BOOK 9926 PG 792

STATE OF TENNESSEE
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 1996

Notary Public W. K. Georgas, III

MY COMMISSION EXPIRES October 7, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Stephen Kent Christmas	Nationsbank of Tennessee, N.A.	33-4-69
(NAME)	(NAME)	
326 Draper Circle	One NationsBank Plaza	GO 3770
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37239	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN 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, Virginia Lynn Shoffner now known as Virginia L. Wright and husband, Curtis B. Wright

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen Kent Christmas and wife, Carmel L. Christmas

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 County, Tennessee, being Lot No. 18 on the Plan of Goodlettsville Heights, Section 7 of record in Plat Book 4175, Page 72, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Virginia Lynn Shoffner, unmarried by Deed of record in Book 8370, Page 339, Register's Office for Davidson County, Tennessee.

Virginia Lynn Shoffner now married and being one in the same person as Virginia L. Wright.

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

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

This is unimproved / improved XX property, known as 326 Draper Circle (House Number) (Street) Goodlettsville, TN 37072 (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 24th day of January, 1996

Virginia L. Wright a/k/a Virginia Lynn Shoffner

Curtis B. Wright

1

STATE OF TENNESSEE
County of Sumner

Personally appeared before me, Virginia Lynn Shoffner now known as Virginia L. Wright and husband, Curtis B. Wright

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of January , 19 96

Commission expires October 7, 1998

W. K. Georgas, Jr. Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me,

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 _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

Notary Public

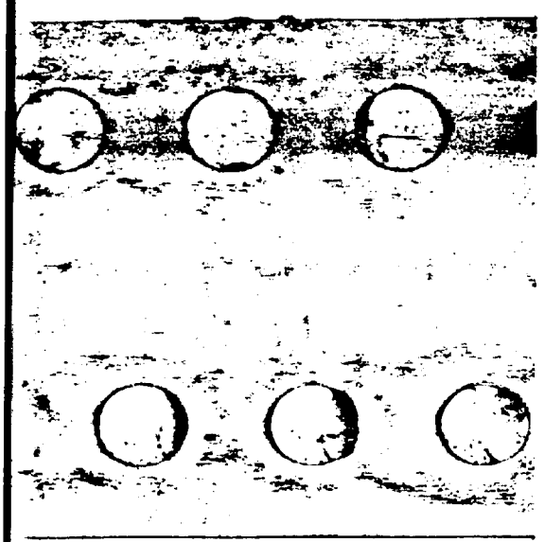
BOOK 9926 PG 793

014381 6
IDENTIF. + REFERENCE

96 JAN 25 AM 8:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0969 01/25 0101 03CHECK 649.10



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9926 PG 794

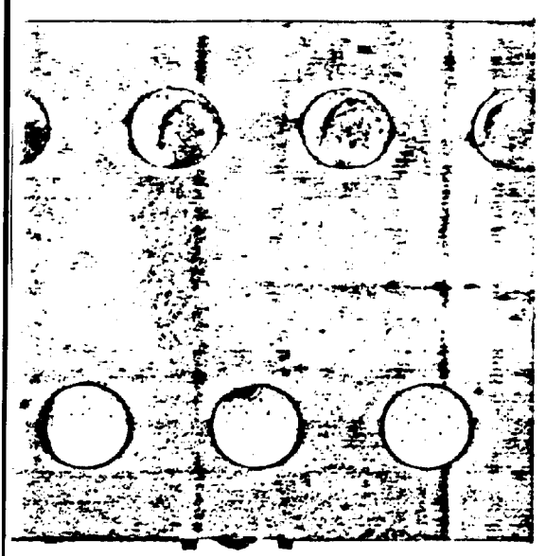
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
173000.00
CON TX 640.10
PRFEE 1.00
MTGEED 8.00
TOTAL 649.10
CHECK 649.10

01/25/96 01 08:51 0001 0969

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



014381 6
IDENTIF. ↑ REFERENCE

96 JAN 25 AM 8:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 999235