BOOK 10013 PG 4

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

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 19 96

Notary Public

MY COMMISSION EXPIRES: ~~October 9, 1999~~ 5/23/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne Marie Oden	SAME	162-6
(NAME) 229 Jo Ann Court	(NAME)	139
(ADDRESS) Nashville, TN 37103	(ADDRESS)	5DU-54083
(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, Charles Clayton Christian and Ralph B. Christian, III and Keith Warren Christian

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert H. Oden and wife, Yauteva M. Oden

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. 93 on the Plan of Fair Oaks Subdivision Section 2, of record in Plat Book 4460, Page 52, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mary C. Christian by deed of record in Book 4631, Page 213, Register's Office for Davidson County, Tennessee. Mary Christian having since died, said property is now vested in Charles Clayton Christian, Ralph B. Christian III, and Keith Warren Christian as the heirs at law of Mary Christian.

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

This instrument is executed on behalf of Charles Clayton Christian by Keith Warren Christian as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10012, Page 2, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Ralph B. Christian, III by Keith Warren Christian as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10012, Page 3, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 229 Jo Ann Court, Nashville, TN 37103
(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 1st day of April, 19 96

Charles Clayton Christian
By: Keith Warren Christian
Keith Warren Christian, Attorney-in-fac

Ralph B. Christian, III
By: Keith Warren Christian
Keith Warren Christian, Attorney-in-fact

Keith Warren Christian

DCTN01WC

BOOK 10013 PG 5

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 Keith Warren Christian

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 1st day of April 1996

Commission expires October 9, 1999

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this April 1, 1996 before me personally appeared Keith Warren Christian, the person who executed the foregoing instrument on behalf of Charles Clayton Christian and Ralph B. Christian, III, and acknowledged that he executed the same as the free act and deed of the said Charles Clayton Christian and Ralph B. Christian, III, through Power of Attorney granted him by the said Charles Clayton Christian and Ralph B. Christian, III.

Commission Expires: 10-9-99

Notary Public

IDENTIF. + REFERENCE

0170449

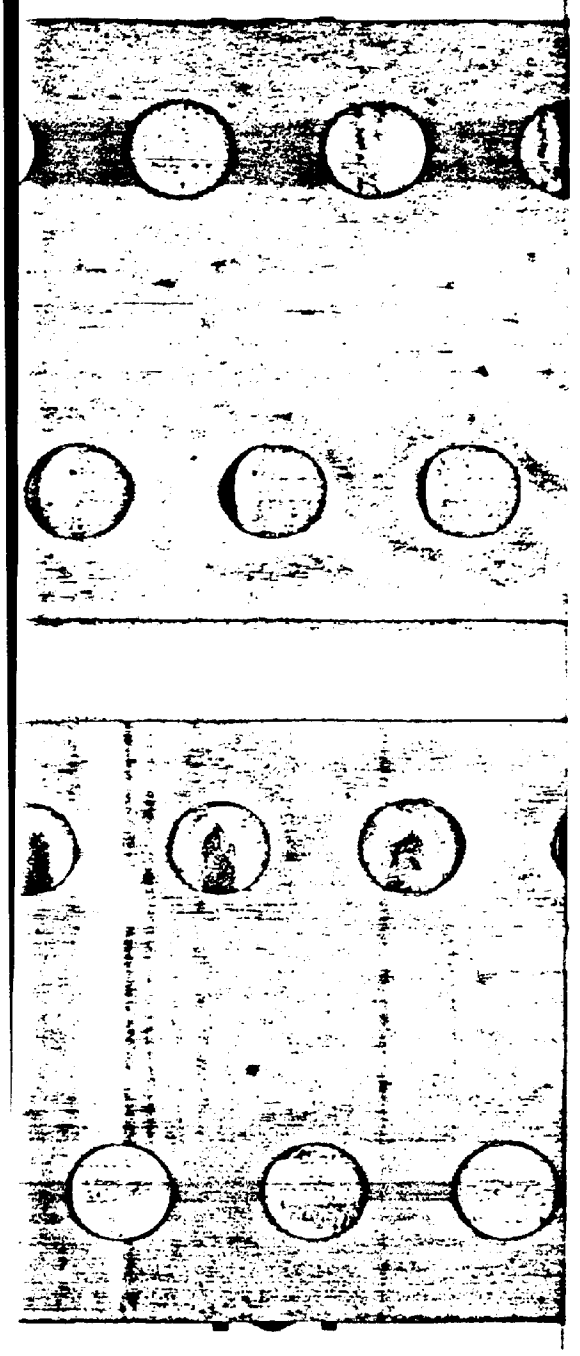
96 APR 12 AM 8:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9528 04/12 0101 03CHECK

356.80

DCTN01WC



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

RECEIVED OF _____

FOR _____

BOOK 10013 PG 6

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 94000.00
CON TX 347.80
PRFEE 1.00
WDEED 8.00
TOTAL 356.80
CHECK 356.80

04/12/96 01 08:43 0001 9528

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0170449
IDENTIF. ↑ REFERENCE

96 APR 12 AM 8:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027494