File 13895
~~File Box 9B~~
(~~First Title~~ & ~~Escrow~~)
After Recordg Held For:
N.C. Gaston Jr.

WARRANTY DEED

ORT#
SV 2569058

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CECIL O. CHRISTIAN, III (NAME)	NEW OWNER (NAME)	Map 131-14B
9 Redbud Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 129
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 7DA70078

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, RICHARD B. TERRY AND WIFE, LYNN B. TERRY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CECIL O. CHRISTIAN, III AND WIFE, ANGELA CHRISTIAN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 9 on the Plan of Resubdivision of Lot # 9 Redbud, as of record in Plat Book 5060, page 7 amended in Book 4910, page 872, Book 4937, page 346, Book 4953, page 846, and Book 5003, page 925, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard B. Terry and wife, Lynn B. Terry by deed from Stanley D. Overton and wife, Carolyn Overton of record in Book 5441, page 744 corrected in Book 5540, page 762, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4845, page 935; (3) Dedication of common area of record in Book 4861, page 613; and (4) All matters appearing on the Plan of record in Plat Book 5060, page 7, amended in Book 4910, page 872, Book 4937, page 346, Book 4953, page 846 and Book 5003, page 925, said Register's Office.

BOOK 10068 PG 607

7757 05/31 0101 03CHECK 1030.20

0187434
IDENTIF. & REFERENCE
96 MAY 31 PM 2:26
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
PICK-UP

unimproved ( )
This is improved (XX) property, known as 9 Redbud Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of May, 19 96

Richard B. Terry
RICHARD B. TERRY

Lynn B. Terry
LYNN B. TERRY

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10068 PG 608

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD B. TERRY AND WIFE, LYNN B. TERRY

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

Witness my hand at office, this 31st day of May, 19 96.

My commission expires 11/27/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 276,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 19 96.

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

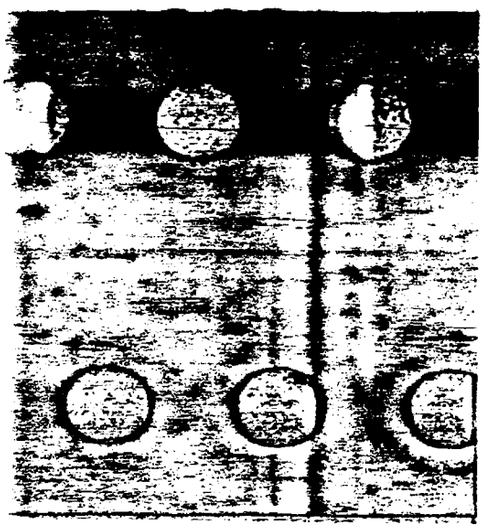
Notary Public

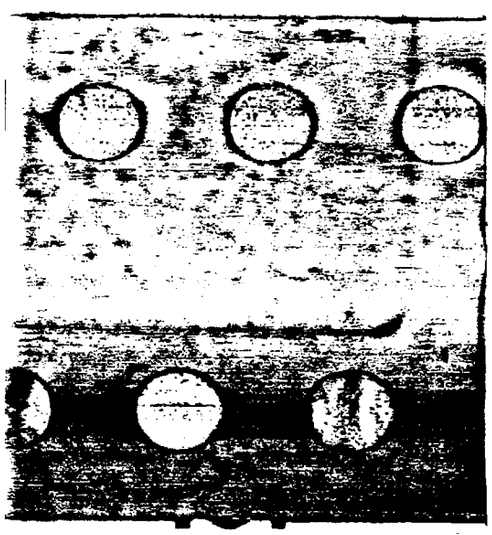
WARRANTY DEED

FROM RICHARD B. TERRY AND WIFE, LYNN B. TERRY

TO CECIL O. CHRISTIAN, III AND ~~WIFE, ANGELA CHRISTIAN~~

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 10068 PG 609

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
276000.00
CON TX 1021.20
PRFEE 1.00
WDEED 8.00
TOTAL 1030.20
CHECK 1030.20

05/31/96 01 14:30 0001 7757

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187434
IDENTIF. ◆ REFERENCE

96 MAY 31 PM 2:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1045651