BK/VOL 10095 PG 976

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,500.00

Kathleen Christian
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

20th DAY OF June 19 96

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/2/96

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE BRIAN L. SMITH

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066 mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Roy T Christian (NAME)	SAME (NAME)	072-12-0-179.00
1905 Stratford Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (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, Steve Warren Mauldin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy T. Christian and wife, Kathleen Christian

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. 215, on the plan of Burchwood Gardens, Section Two, as shown on plat of record in Plat Book 2900, Page 66, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Steve Warren Mauldin, by Deed of Record in Book 6026, Page 496, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

Subject to any and all plats, easements, restrictions, and other matters of record.

Deborah K. Mauldin joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly marital interest.

unimproved ( )
This is improved (XX) property, known as 1905 Stratford Avenue (House Number) (Street) Nashville, TN 37216 (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. Whenever 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 20th day of June, 19 96

Steve Warren Mauldin

Deborah K. Mauldin

STATE OF TENNESSEE
COUNTY OF Sumner

} 10095-977

Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named ~~Steve Warren Mauldin and wife, Deborah K. Mauldin~~

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 ~~Gallatin~~ Tennessee, this ~~20th~~ day of ~~June~~, 19 96.

Commission expires 12/22/96

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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_____.

Commission expires _____

Notary Public

STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE
BRIAN L. SMITH

WARRANTY DEED

FROM

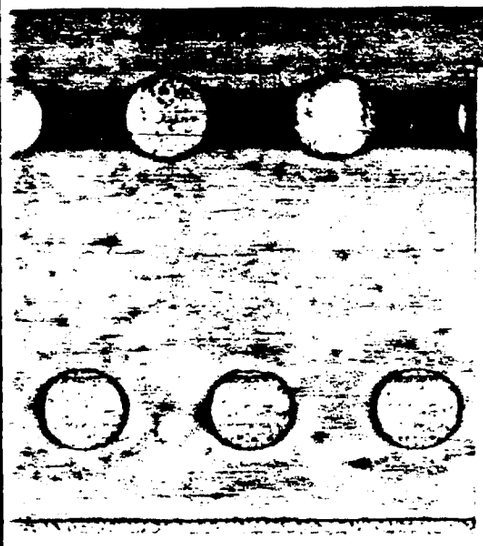
TO

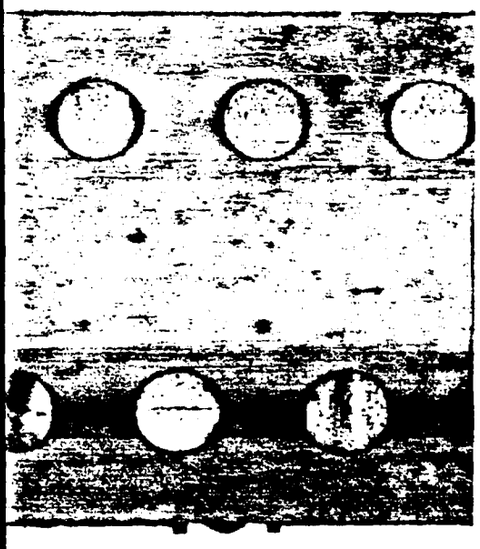
Furnished by:

96 JUN 24 AM 10:42
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0195793
IDENTIF. # REFERENCE

5794 06/24 0101 03CHECK 380.85





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

RECEIVED OF _____

FOR _____

BOOK 10095 PG 978

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 100500-00
CON TX 371-85
PRFEE 1-00
WDEED 8-00
TOTAL 380-85
CHECK 380-85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6794

0195793
IDENTIF. ↑ REFERENCE

96 JUN 24 AM 10:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1054576