BK/10102/255

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PHILLIP G. HORD III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOV 22 1997

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce W. Christian, Jr. (NAME)	First Republic Mortgage (NAME)	MAP 033-15
827 Apple Valley Road (ADDRESS)	3310 West End Avenue, Suite 480 (ADDRESS)	PARCEL 015
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	FB# 11D 31735

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, James R. Goodman and wife, Deborah S. Goodman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce W. Christian, Jr. and wife, Traci E. 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. 187 on the Map of Primrose Acres Subdivision, Section II, of record in Book 2900, page 43, Register's Office for said County.

Said Lot No. 187 fronts 115 feet on the northerly side of Apple Valley Road and extends back 370.8 feet on the westerly line and 351.6 feet on the easterly line to a dead line in the rear measuring 118 feet thereon.

Being the same property conveyed to James R. Goodman and wife, Patricia Goodman by deed from James M. Gentry and wife, Shirley A. Gentry of record in Book 7263, page 912, Register's Office, Davidson County, Tennessee. Patricia Goodman having since conveyed all right, title and interest by Quitclaim Deed of record in Book 7646, page 426 said Register's Office.

Deborah S. Goodman herein joins to convey any and all right and interest she may have; especially her marital rights.

0197840

IDENTIF. & REFERENCE

96 JUN 28 AM 11:24

FELIX ... REGISTER DAVIDSON COUNTY, TN

9991 06/28 0101 03CHECK 397.50

unimproved ( )
This is improved (X) property, known as 827 Apple Valley Road , Madison, Tennessee 37115
(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 hand s this 26th day of June 19 96

James R. Goodman

Deborah S. Goodman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

RVK 10102 PG 236

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Goodman and wife, Deborah S. Goodman

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 Goodlettsville, Tennessee, this 26th day of June, 19 96

Commission expires 11-22-97

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

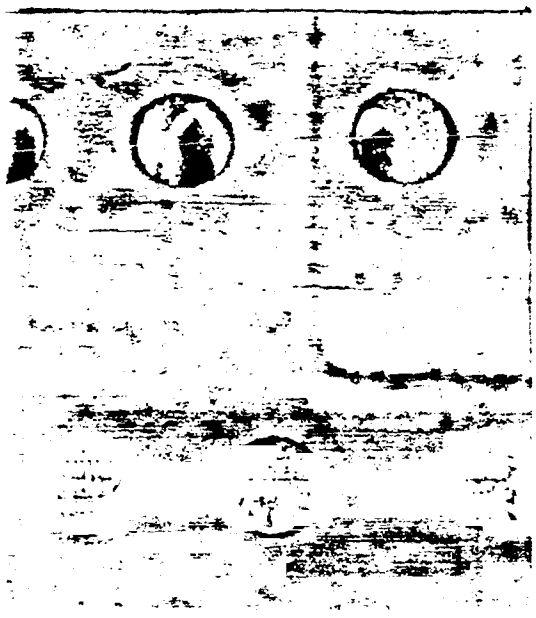
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ My Commission Expires NOV. 22, 1997 and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named 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





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

RECEIVED OF _____

FOR _____

BOOK 10102 PG 237

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
105000.00

CON TX 388.50
PRFEE 1.00
WDEED 8.00
TOTAL 397.50
CHECK 397.50

06/28/96 01 11:30 0001 8991

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197840
IDENTIF. & REFERENCE

96 JUN 28 AM 11:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1056740