WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Jakob P. Christensen, etux 4862 Clarksville Pike [redacted] Whites Creek TN. 37189	Same	Map #30 Parcel #33

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, ~~whichever is~~ greater, for this transfer is $ 26,000.00 .

Affiant

SWORN TO AND SUBSCRIBED before me this the 15 day of October 1996.

Notary Public

My Commission Expires: 11/27/99

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, GARY L. ADAMS et ux, MARY E. ADAMS, hereinafter referred to as the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto JAKOB P. CHRISTENSEN et ux, STACEY L. CHRISTENSEN, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the first councilmanic district of Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, license #823, dated October 9, 1996, and known as Job No.: 950130, as follows:

BEGINNING at an iron pin, said point of beginning being the Southeast corner of the William D. Hudson property of record in Book 6753, page 162, RODC. Said point of beginning also being the Southwest corner of the herein described tract and the Northwest corner of tract #6 of the Gary Adams' property; thence, with Hudson's line, North 69° 58' 08" West 343.45 feet to a point; thence, leaving Hudson and with the line of J. H. Winchester of record in Book 9007, page 745, RODC, the following calls: North 41° 12' 17" West 231.40 feet to a point; thence, North 45° 14' 35" East 128.74 feet to a point; thence, North 89° 02' 59" East 129.40 feet to a point; thence, South 64° 18' 52" East 212.19 feet to a point; thence, North 52° 38' 33" East 255.18 feet to a point; thence, North 37° 56' 49" East 230.47 feet to a point; thence, North 26° 08' 43" West 330.62 feet to a point; thence, North 41° 14' 18" West 256.52' to a point in the line of the James D. Burton property of record in Book 1726, page 499, RODC; thence, with Burton's line, the following two calls: North 55° 36' 00" East 77.97 feet to a point; thence, North 45° 59' 00" East 224.87 feet to a point; thence, leaving the Burton line and severing the Adam's property of which this is a part, South 36° 53' 00" East 791.58 feet to an iron pin; thence, South 21° 21' 15" East 163.37 feet to an iron pin; thence, with the line of tract #5 of the Adams' property, South 07° 47' 38" West 227.44 feet to an iron pin; thence, South 58° 36' 24"

45' 19" West 44.19 feet to an iron pin; thence, leaving tract #5 and with the line of tract #6, the following two calls: South 34° 45' 19" West 55.00 feet to an iron pin; thence, South 48° 34' 28" West 44.89 feet to the point of beginning. Containing 14.15 acres, more or less.

This conveyance is subject to a 50 foot joint use Ingress-Egress and Utility Easement running along the Southerly and Southeasterly line of said tract which Grantors expressly reserve for use by themselves, their heirs and assigns.

BEING part of the same property conveyed to Gary L. Adams, et ux, Mary E. Adams, by deed from Walter L. Simpkins, Jr., et ux, of record in Book 5705, page 22 and a part of the same property conveyed to Gary L. Adams, et ux, Mary E. Adams by deed from David R. Wade III and Saul S. Pearl of record in Book 6675, page 768 and a part of the same property as conveyed to Gary L. Adams et ux, Mary E. Adams by deed from James F. McClure et ux, Dorothy R. McClure of record in Book 5108, page 409, Register's Office for Davidson County, Tennessee.

This is unimproved property, located on Whites Creek Pike, Nashville, Tennessee.

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, successors and assigns forever, and the said Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned and taxes for the year 1996, a lien but not yet due and payable, which the Grantors and Grantees agree to pay their prorata share.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 15 day of October 1996.

Gary L Adams
GARY L. ADAMS

Mary E. Adams
MARY E ADAMS

0236644
IDENTIFICATION REFERENCE

96 OCT 16 PM 1:28
REGISTER
DAVIDSON COUNTY, TN.

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 GARY L. ADAMS et ux, MARY E. ADAMS the bargainors, 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 Nashville, Tennessee, on this the 15th day of October 1996.

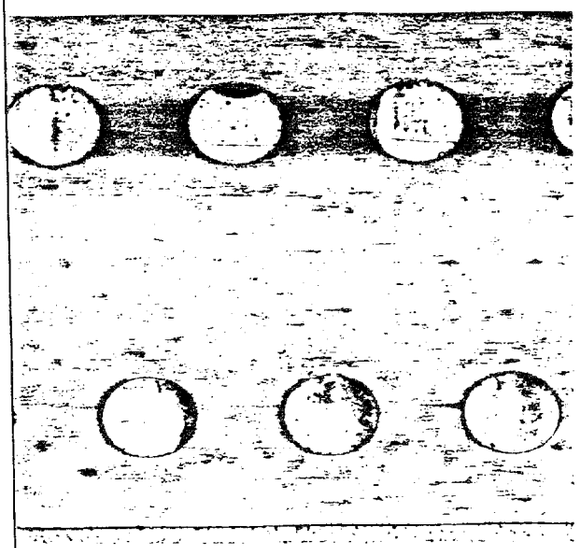
NOTARY PUBLIC
DAVIDSON COUNTY, TN.

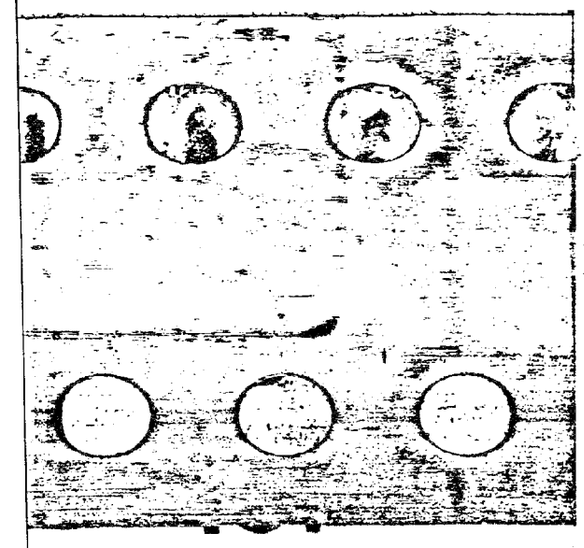
Notary Public

My Commission Expires: 9/2/98

C:\OFFICE\REAL\CHRIST.WD7\14-782

3333 LAND TAX CHECK 105.





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

RECEIVED OF _____

FOR _____

BOOK 10226 PG 932

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 26000.00
				CON TX 96.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 105.20
				CHECK 105.20
10/16/96	01			13:30 0001 0573

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0236644
IDENTIFICATION REFERENCE
96 OCT 16 PM 1:28
REGISTER
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

№ 1077609

No [redacted]