BOX 15

PREPARED BY (AND RETURN TO):
**WILKINS & IVEY**
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (cmw) Title No: 38726
Dav. Co. File: Box 8

BOOK 10475 PG 933

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Anita J. Robinson<br>109 Peak Hill Circle<br>Nashville, TN 37211 | Southeastern Mortgage of Tennessee, Inc.<br>115 29th Avenue South<br>Nashville, TN 37212 |

**TAX MAP-PARCEL NUMBERS: 172-12-A-101 06D 77693**

## *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy A. Christner and spouse, K. Denise Christner,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Anita J. Robinson, unmarried, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 144 on the Plan of Bradford Hills, Section Five of record in Plat Book 7900, Page 6, amended in Book 7900, Pages 287 and 288, Register's Office for said County.

SAID Lot No. 144 fronts 74.82 feet on the broken northerly margin of Peak Hill Circle and extends back 110.00 feet on the westerly line and 114.00 feet on the easterly line to a dead line in the rear, measuring 73.11 feet thereon.

BEING the same property conveyed to Timothy A. Christner and wife, K. Denise Christner by deed from Rondell B. King and wife, Suzanne D. King and Thresa E. Steakley of record in Book 9619, Page 404, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 8069, Page 170, Book 8071, Page 531, and Book 8372, Page 901, said Register's Office, and to the matters set forth in the referenced Plan of record.

**This is improved property, known as:** 109 Park Hill Circle, Nashville, TN 37211

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BOX 15

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** on 4/23, 19 97.

Timothy A. Christner

K. Denise Christner

**State of** Tennessee
**County of** Davidson

BOOK 10475 PG 934

On 4/23, 19 97, before me the undersigned authority, personally appeared Timothy A. Christner and K. Denise Christner, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Sabrina L. Axtell
Notary Public

My Commission Expires: 11/27/99

**State of** TN
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 129000.00

Affiant

Sworn and subscribed before me on May 30, 1997.

Notary Public

My Commission Expires: 4-22-01

LARRY L. WESTBROOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

97 JUN -2 PM 4:02
FILED FOR RECORD AND REGISTER
DAVIDSON COUNTY, TN.

031104U
IDENTIF. & REFERENCE

7780 06/02 0101 03CHECK 486-30

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10475 PG 935

| | | |
|---|---|---|
| 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 129000.00
CON TX 477.30
PRFEE 1.00
WDEED 8.00
TOTAL 486.30
CHECK 486.30

06/02/97 01 16:08 0001 7780

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0311040 IDENTIF. ↑ REFERENCE

97 JUN -2 PM 4:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1157719