This Instrument Prepared By:
BOTTORFF, KAVIN & COOK, PLC (TIB)
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027
(615) 371-0800

BOOK 10736 PG 450

WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
George B. Stallings, II **424 Barkley Court** **Antioch, Tennessee 37013**	**Owner**	**110-0-10** **4D 19572**

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Leon Christion,** unmarried, ("Grantor"), by these presents, does hereby transfer, sell and convey to **George B. Stallings, II,** ("Grantee"), his heirs, successors and assigns, all of the Grantor's right to title and interest in and to a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to wit:

LAND situated in the 4th Civil District of Davidson County, Tennessee, containing 3.15 acres, more or less, described according to a survey by E. P. Hall Surveying, May 26, 1976, as follows:

> BEGINNING in the corner of an unnamed road at the northwest corner of the property conveyed to Orvill Earheart of record in Book 3765, page 137, Register's Office for Davidson County, Tennessee; thence with said Earheart's northerly line South 89 deg. 06 min. E 320 feet to an iron pin; thence with the westerly and southerly lines of the John C. Fisher property, North 4 deg. 06 min. E 430 feet and North 89 deg. 06 min. W 320 feet to the center of said unnamed road; thence with the center of the same South 4 deg. 06 min. W 430 feet to the beginning containing 3.15 acres, more or less.
>
> Being the same property conveyed to Leon Christion and wife, Christine Christion, by Warranty Deed from Harbor Federal Savings and Loan & Association of record in Book 6702, page 641, Register's Office for Davidson County, Tennessee, NOW TENANTS IN COMMON.

This is unimproved property known as 4121 Smotherman Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns forever.

AND the Grantor does hereby covenant with the Grantee that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered.

AND the Grantor does further covenant and bind himself, his heirs, successors, and assigns to warrant and forever defend the title to the said real property to the said Grantee, and his successors and assigns, against the lawful claims of all persons whomsoever.

0384229
IDENTIF. ↑ REFERENCE
97 DEC 29 PM 2:57
ELLIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
97 12/29 0101 03CHECK 59.84

IN WITNESS WHEREOF, we have hereunto set our hands on this the 29th day of December 1997.

GRANTOR:

Leon Christion

Leon Christion

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 **Leon Christion,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the within named bargainor, and who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of December 1997.

Notary Public

My Commission Expires: Mar. 2, 1998

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ Davidson)

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ ~~80,740.69~~ 83,740.69.

Affiant

Sworn to and subscribed to before me this 29th day of December 1997.

Notary Public

My Commission Expires: 3/2/98

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10736 PG 452

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	13740.69
CON TX	50.84
PRFEE	1.00
WDEED	8.00
TOTAL	59.84
CHECK	59.84

12/29/97 01 14:59 0001 5618

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0384229
IDENTIF. # REFERENCE
97 DEC 29 PM 2:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1236326