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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
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (cmw) Title No: 39884
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey B. Christie Elizabeth S. Christie 1129 Duncanwood Drive Nashville, TN 37204	Chase Manhattan Mortgage Corporation P.O. Box 341590 Columbus, OH 43234-1590

TAX MAP-PARCEL NUMBERS: 131-08-014 16DA 38613

0693 04/30 0101 03CHECK 804.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 215000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronald E. Wenzler, Jr. and spouse, Jan E. Simmons,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey B. Christie and spouse, Elizabeth S. Christie,** 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. 53 on the Plan of Duncanwood of record in Plat Book 1424, Page 139, Register's Office for said County.

SAID Lot No. 53 fronts 108 feet on the southerly margin of Duncanwood Drive and extends back 187.4 feet on the westerly line and 189.5 feet on the easterly line to a dead line in the rear, measuring 108 feet thereon.

BEING the same property conveyed to Ronald E. Wenzler, Jr., and spouse, Jan E. Simmons by deed from Randall E. Held and spouse, Lisa H. Held of record in Book 8057, Page 614, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424, Page 139, said Register's Office, which Plan shows a 60 foot minimum building setback line from Duncanwood Office and 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 1129 Duncanwood Drive, Nashville, TN 37204

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.

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 this 29th day of April, 1998.

Ronald E. Wenzler, Jr. — Jan E. Simmons

State of Tennessee
County of Davidson

On this 29th day of April, 1998, before me the undersigned authority, personally appeared **Ronald E. Wenzler, Jr.** and **Jan E. Simmons**, 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.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 215000.00

Affiant

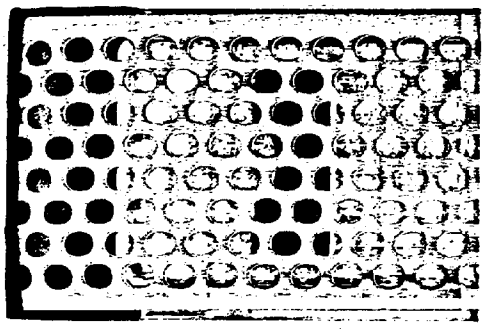
Sworn and subscribed before me on the 29th day of April, 1998.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

0431705
IDENTIF. & REFERENCE
98 APR 30 PM 1:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Wldoc: Deed Wty—12/92



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

RECEIVED OF _____

FOR _____

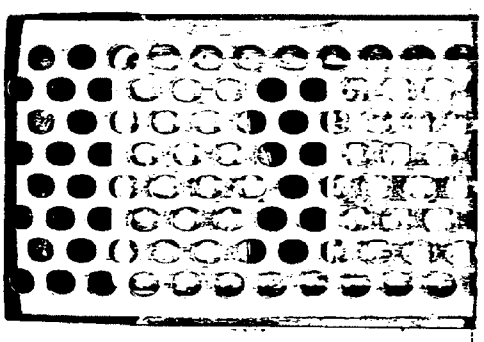
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			AMT	215000.00
			CON TX	795.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	804.50
			CHECK	804.50

04/30/98 01 13:40 0001 0698

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0431705
IDENTIF. ↑ REFERENCE

98 APR 30 PM 1:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1286783