Return to:
Premier Title & Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

0451175
IDENTIF. # REFERENCE
MAIL E.W.
98 JUN 16 AM 10:27
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
BOOK 10978 PG 446

WARRANTY DEED

Name and Address of New Owner:
Van E. Christian and Stephanie Christian
833 Woodmont Boulevard
Nashville, Tennessee 37204

Send Tax Bills To:
Van E. Christian, II and Stephanie Christian
914 Sneed Road
Franklin, TN 37069

Street Address of Subject Property:	**Map-Parcel No:**
833 Woodmont Boulevard	**Map 118-10**
Nashville, Tennessee 37204	**Parcel 184.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **NINA FORD, AN UNMARRIED PERSON,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **VAN E. CHRISTIAN II AND WIFE, STEPHANIE CHRISTIAN,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: NF & DRR (POA)

SEE EXHIBIT "A" ATTACHED HEREWITH AND INCORPORATED HEREIN BY REFERENCE

The conveyance of the above described parcel of land is subject to the following:

1. 1998 Metropolitan Davidson County taxes which have been prorated by the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 1424, page 127, Register's Office for Davidson County, 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 and assigns, forever, and GRANTOR does covenant with the said GRANTEES that she is lawfully seized 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; and GRANTOR does further covenant and

bind herself, her heirs and assigns, 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 my hand this 13 day of June, 1998.

Nina Ford by Daniel R. Rupert (P.O.A)
NINA FORD BY DANIEL RUPERT AS ATTORNEY IN FACT

STATE OF In
COUNTY OF St Joseph

Personally appeared before me, the undersiged, a Notary Public in and for said County and State, the within named Daniel Rupert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Nina Ford as her Attorney-in-Fact, as the free act and deed of the within named Nina Ford.

Witness my hand this 13 day of June, 1998.

Betty S Stewart
Notary Public

My Commission Expires: 8-9-99

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $116,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of June, 1998.

NOTARY PUBLIC

My commission expires:

ROBERT C. PUGGS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 24, 2001

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 57 on the Map of Longview Manor, Sections One and Two, of record in Book 1424, page 127, Register's Office for Davidson County, Tennessee.

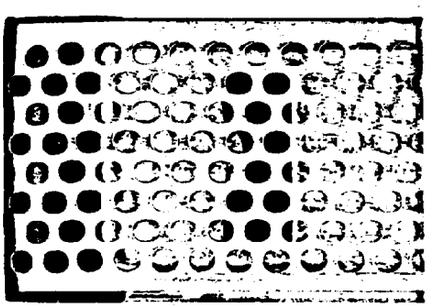
Being the same property conveyed to Robert Ford and wife, Nina Ford, by Deed from D. C. Whiteside and wife, Lucille T. Whiteside, and Robert B. Hendley and wife, Marjorie Hendley, of record in Book 2270, page 519, Register's Office for Davidson County, Tennessee. The said Robert Ford is now deceased.

INCLUDED in the above property, BUT EXPRESSLY EXCLUDED THEREFROM is that tract condemned and appropriated to the State of Tennessee under Final Order in State of Tennessee vs. Robert Ford, et ux, et al, Case No. B-7629 in the Third Circuit Court of Davidson County, Tennessee, described as follows:

"Beginning at a point in the southerly margin of Woodmont Boulevard, said point being the northeast corner of Lot 35 on said plan; thence with said margin North 85 deg. 57 min. 46 sec. East 125 feet to the northwest corner of Lot 58 on said plan; thence with the westerly boundary of Lot 58, South 02 deg. 30 min. East 10 feet, more or less; thence South 85 deg. 57 min. 46 sec. West 125 feet to a point in the east boundary of Lot 35; thence with said boundary line, North 2 deg. 30 min. West 10 feet to the point of beginning, and containing 1,250 square feet, being part of Lot 57 on the Map of Longview Manor, Sections I and II, of record in Book 1424, page 127, Register's Office for Davidson County, Tennessee."

1482 06/16 0101 03CHECK 446.20

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



RECEIVED OF _____

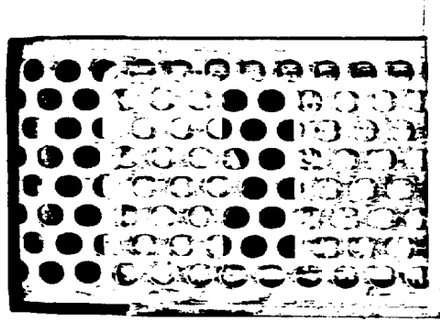
FOR _____

BOOK 10978 PG 450

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
				116000.00
				CON TX 429.20
				PRFEE 1.00
				WDEED 16.00
				TOTAL 446.20
				CHECK 446.20
			06/16/98 01	10:26 0001 1482

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



045 I I 75
IDENTIF. ↑ REFERENCE

98 JUN 16 AM 10:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1307341