35

WARRANTY DEED

File No: 00288250

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert A. Astolfi	Owner	Map 104-14-G
[NAME]	[NAME]	
87 Victoria Place		Parcel 48
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
NAshville, TN 37205		
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Michael T. Christian and wife, Nancy Christian

have this day bargained and sold, and do hereby transfer and convey unto the said Robert A. Astolfi and wife, Jennifer E. Astolfi

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 454,000.00

Subscribed and sworn to before me, this the 30TH day of SEPTEMBER, 19 98.

Affiant

Notary Public Linda V. Jones

My Commission Expires 10/08/01 [Affix Seal]

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

unimproved ( )

My Commission Expires SEPT. 8, 2001

This is improved (X) property known as 87 Victoria Place, Nashville, TN 37205
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 30TH day of SEPTEMBER, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael T. Christian

Nancy Christian

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Michael T. Christian and wife, Nancy Christian

the within named bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at Williamson COUNTY, Tennessee, this 30TH day of SEPTEMBER, 19 98.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Linda V. Jones Notary Public
Linda V. Jones

Commission expires 09/08/01

STATE OF
COUNTY OF

My Commission Expires SEPT. 8, 2001

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

BOOK 11138 PAGE 156

Land in Davidson County, Tennessee, being Lot No. 105, on the Revised Final Plat of Whitworth, Phase 01, of record in Book 7900, page 140 through 144, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael T. Christian by Deed from Frank M. Mattson and wife, Rosanne T. Mattson of record in Book 9567, page 368, Register's Office for Davidson County, Tennessee.

049507
IDENTIF. ↑ REFERENCE

98 OCT -2 AM 9:29
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

8438 10/02 0101 03CHECK 1694.80

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

RECEIVED OF _____

FOR _____

BOOK 11138 PAGE 157

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	
				454000.00
			CON TX	1679.80
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	1694.80
			CHECK	1694.80
		10/02/98	01	09:30 0001 8438

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. & REFERENCE 049507

98 OCT -2 AM 9:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1353722