WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Nelson Brian Christianson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August 1999

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: 1/26/02
(AFFIX SEAL)

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nelson Brian Christianson (NAME)	Union Planters Bank, N.A. (NAME)	MAP 72-8
2211 Ravenwood Drive (ADDRESS)	P.O. Box 3137 (ADDRESS)	PARCEL 232
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Memphis, TN 38173-0137 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Karen A. Freeze and husband, Guy Freeze, formerly Karen A. Strange

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nelson Brian Christianson and wife, Joy C. Christianson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 192, on the plan of Dalewood, Section III, of record in Book 1835, Page 20, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 192 fronts 73 feet on the East side of Ravenwood Drive and runs back between lines 178.1 feet on the North line and 162.4 feet on the South line, to a dead line, measuring 73.5 feet thereon.

BEING the same property conveyed to Karen A. Strange, unmarried by deed from John R. Darby, by and through Sandra J. Darby, his Attorney-in-Fact, and wife, Sandra J. Darby, of record in Book 9436, Page 591, Register's Office for said County. Karen A. Strange having since married and is now known as Karen A. Freeze.

This conveyance is subject to any and all existing restrictions and easements of record.

The said Guy Freeze joins in this conveyance to convey any and all marital interest he may have in said property.

4454 08/10 0101 03CHECK 314.40

unimproved ( )
This is improved (X) property, known as 2211 Ravenwood Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 our hand s this 2nd day of August 19 99

Karen A. Freeze

Guy Freeze

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11614 PAGE 360

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen A. Freeze and husband, Guy Freeze, formerly Karen A. Strange

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of August, 1999.

Commission expires 1/26/02

Marie Bradford
Notary Public

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

0622795

IDENTIF. # REFERENCE

99 AUG 10 PM 3:05

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11614 PAGE 361

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0622795

IDENTIF. ↑ REFERENCE

99 AUG 10 PM 3:05

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	82000.00
CON TX	303.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	314.40
CHECK	314.40

08/10/99 01 15:04 0001 4454

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502630