WARRANTY DEED



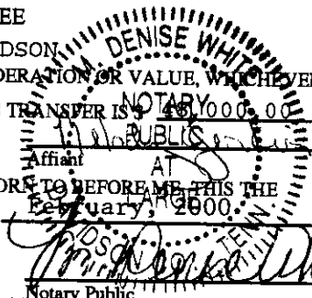
Instr:200002250018445 Page: 1 OF 2
REC'D FOR REC 02/25/2000 10:10:57AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $177.60

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 2000.



Notary Public
My Commission Expires Sept. 23, 2000

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHANIE CHRISTIAN	SAME	MAP 61-15-0
(NAME)	(NAME)	
2017 Harvington Drive		PARCEL 361
(ADDRESS)	(ADDRESS)	
FRANKLIN, TN 37069		
(CITY) (STATE) (ZIP)	(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, SARAH STEWART McSWINNEY also known as SARAH STEWART McSWINEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHANIE CHRISTIAN AND HUSBAND, VAN E. CHRISTIAN II

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:

Land in Davidson County, Tennessee, being Lot No. 283 of Inglewood Place, as of record in Book 332, page 101, Register's Office of Davidson County, Tennessee.

Said Lot No. 283 fronts 100 feet on the easterly side of Katherine Street and extends back between parallel lines 182.4 feet to a dead line.

Being the same property conveyed to SARAH STEWART McSWINNEY, also know as SARAH STEWART McSWINEY, by Deed of record in Book 4567, page 622, Register's Office for Davidson County, Tennessee.

JOSEPH ANDERSON McSWINEY executes this instrument as Attorney in Fact for SARAH STEWART McSWINEY, pursuant to Power of Attorney of record in Instrument # 200002160015599, Register's Office for Davidson County, Tennessee,

This is the same legal description as on the previous deed of record.

unimproved ( )
This is improved (X) property, known as 3818 KATHERINE STREET, 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 my hand this 24 day of February 2000

Sarah Stewart McSwiney

SARAH STEWART McSWINNEY also known as SARAH STEWART McSWINEY

BY: Joseph Anderson McSwiney attorney-in-fact

JOSEPH ANDERSON McSWINEY ATTORNEY-IN-FACT

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 ~~SARAH STEWART McSWINEY~~ _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~she~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Goodlettsville~~ _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

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 _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JOSEPH ANDERSON MCSWINEY, 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 purpose therein contained, and who further acknowledged that he is the Attorney- In- Fact for SARAH STEWART McSWINEY and is authorized by SARAH STEWART McSWINEY to execute this instrument on her behalf.

Witness my hand, at office, this 24 day of February, 2000.

Darlene Short
NOTARY

My Commission Expires:
12/10/2003

DARLENE SHORT
DAVIDSON COUNTY, TENN.