WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,500.00

William Christie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 2000

Notary Public

MY COMMISSION EXPIRES: Exp. 03/24/2001
(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Instr:200004140037716 Page: 1 OF 2
REC'D FOR REC 04/14/2000 10:43:46AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $220.15

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Christie		MAP 91-16
(NAME)	(NAME)	
306 - 47th Avenue North		PARCEL 86
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221		
(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, Jewel Clark Crandall and Jane Clark Williams Robinson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Christie and wife, Kelly Christie

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 the south 50 feet of Lot No. 512 and the south 50 feet of the westerly 10 feet of Lot No. 510 on the Plan of Charlotte Park Company's First Addition to West Nashville, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, described in accordance with a survey and plat by Hickerson-Miller, Engineers, Surveyors, dated October 26, 1955, as follows:

Beginning at an iron pin in the east margin of 47th Avenue North, said pin being located 130 feet south of the southeast intersection of the margin of Elkins Avenue and 47th Avenue North; running north 84 deg. east 70 feet to an iron pin; thence south 6 deg. east 50 feet to an iron pin located in the north margin of an alley; thence south 84 deg. west 70 feet with the north margin of an alley to an iron pin located in the east margin of 47th Avenue north; thence north 6 deg. west 50 feet with the east margin of 47th Avenue North to an iron pin and the point of beginning.

Being the same property conveyed to Elmer C. Allen and wife, Ethel C. Allen by deed from Wiley E. Bean and wife, Katherine J. Bean of record in Book 4005, page 797, said Register's Office. Elmer C. Allen died leaving Ethel C. Allen as his surviving spouse. Ethel C. Allen has since died. Jewel Clark Crandell and Jane Clark Williams are the devisees under the Will of Ethel Clark Allen of record in Will Book 232, page 782, Probate Court Clerk's Office for Davidson County, Tennessee. Ethel C. Allen was one and the same person as Ethel Clark Allen. Jane Clark Williams is now known as Jane Clark Robinson.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 57, page 103, said Register's Office.

unimproved ( )
This is improved (X) property, known as 306 - 47th Avenue North, Nashville, Tennessee 37221
(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 12th day of April, 2000

Jewel Clark Crandall

Jewel Clark Crandall

Jane Clark Williams Robinson

Jane Clark Williams Robinson

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 Jewel Clark Crandell and Jane Clark Williams Robinson

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 12th day of April, 2000.

Commission expires Exp. 03/24/2001

Notary Public

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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