Davidson County DEEDWARR
Recvd: 10/20/00 12:03 2pgs
Fees:11.00 Taxes:192.40
20001020-0104180

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER:9967A

MAP/GROUP/PARCEL
061-16-0/049.00

NEW OWNER'S NAME AND ADDRESS:
Van E. Christian & Stephanie Christian
1349 Cardinal Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO:
New Owner

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Joe Thompson Adair, Jr., a married man, Morris Rodney Adair, a married man, and James Edward Adair, a married man, as beneficiaries for the Will of Joe T. Adair, Sr., hereinafter called Grantors, do hereby transfer and convey unto Van E. Christian and Stephanie Christian, husband and wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No.30 and the Northwesterly 10 feet of Lot No. 31, Block "A", on the Map of Greenland Estates, as of record in Book 974, Page 13 , Register's Office for said County, to which plat reference is hereby made for a more complete description of said property.

The subject property is improved property commonly known as 1349 Cardinal Avenue, Nashville, Tennessee.

BEING the same property conveyed to Joe T. Adair and Oneeta M. Adair herein by deed of record in Book 2590, Page 629, Register's Office for Davidson County, Tennessee, the same being further conveyed to Joe Thompson Adair, Morris Rodney Adair, and James Edward Adair, as heirs for the Estate of Joe T. Adair by order in Probate Court of Davidson County, Tennessee, known as order number 00P696.

Oneeta M. Adair is deceased and at the time of her death was married to Joe T. Adair, Sr. Joe T. Adair, Sr. died on January 17, 2000 and at the time of his death was unmarried.

None of the Grantors nor any member of their families have resided at the subject property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Joe Thompson Adair, Jr.
Beneficiary

Morris Rodney Adair
Beneficiary

James Edward Adair
Beneficiary

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Joe Thompson Adair, Jr., Morris Rodney Adair, and James Edward Adair, as Beneficiaries for the Estate of Joe T. Adair, Sr., with whom I am personally acquainted, and made oath that they as such Beneficiaries with full power and authority so to do, executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 16th day of October, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
10/15/03

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $52,000.00.

AFFIANT

Sworn to and subscribed before me, this the 16th day of October ,2000.

NOTARY PUBLIC

My Commission Expires:
10/15/03

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.