Davidson County DEEDWARR
Recvd: 01/23/01 14:46 1pgs
Fees:11.00 Taxes:395.90
20010123-0007010

WARRANTY DEED

Preparer's File #DENIS-00L0479

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00 .

X _____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th DAY OF JANUARY, 2000.

(Affix Seal) Notary Public _____

My Commission Expires: July 14, 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Susan F. St. Denis	CTX Mortgage Company	84-11-216
2403 Dennywood Drive	801 94th Avenue North	
Nashville, Tennessee 37214	St. Petersburg, FL 33702	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, STEPHANIE CHRISTIAN AND VAN E. CHRISTIAN, II, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SUSAN F. ST. DENIS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 164 on the Plan of Maplecrest of record in Book 1835, pages 27 and 28, Register's Office for said County.

Said Lot No. 164 fronts 85 feet on the southwesterly margin of Dennywood Drive and extends back 130 feet on the northwesterly line and 220 feet on the southeasterly line to a dead line in the rear, measuring 120 feet thereon.

Being the same property conveyed to Stephanie Christian and Van E. Christian, husband and wife by deed from James L. Taylor, unmarried of record in Instrument No. 20000927-0095584, Register's Office for said County.

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

( ) unimproved
This is (X) improved property known as **2403 Dennywood Drive, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **19th** day of **January**, **2000**:

_____
Stephanie Christian

_____
Van E. Christian, II

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, W Aaron Fortner, a Notary Public in and for said County and State, the within named STEPHANIE CHRISTIAN AND VAN E. CHRISTIAN, II, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN this 19th day of January, 2000.

My Commission Expires: July 14, 2002

_____
Notary Public

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN