This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Escrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

ADDRESS NEW OWNER:
Van E. Christian
1011 Villa Place
Nashville, Tennessee 37212

SEND TAX BILL TO:
Van E. Christian
2017 Harrington Drive
Franklin, TN 37069

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 04/04/01 08:32 2pgs
Fees:11.00 Taxes:297.85
20010404-0032446

MAP 105-1
GROUP
PARCEL 121

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **IMC Mortgage Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Van E. Christian,** hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 of B. F. Shield's Heirs' Addition Subdivision, of record in Plat Book 57, page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to IMC Mortgage Company by deed from Joe M. Kirsch, Substitute Trustee, of record in Book 11444, page 302, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years.

This is improved property known as 1011 Villa Place, Nashville, Tennessee 37212.

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,his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming by or through GRANTOR. 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 the 23rd day of March, 2001.

IMC Mortgage Company

By: _____
MERCY C. TORRA, VICE PRES

STATE OF FLORIDA)
COUNTY OF Hillsborough)

Before me, the undersigned authority of the State and County aforesaid, personally appeared MERCY C TORRA, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself/herself to be VICE PRESIDENT of **IMC Mortgage Company**, the within named bargainor, and that he/she as such VICE PRESIDENT, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of March, 2001.

Dawn Marie Matz
My Commission CC742188
Expires May 13, 2002

_____
NOTARY PUBLIC
DAWN MARIE MATZ

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $80,500.00.

_____
AFFIANT

Subscribed and sworn to before me on this 23rd day of March, 2001.

LORI C. WARREN
NOTARY PUBLIC
EX. 1/30/02
WILLIAMSON COUNTY, TN

_____
NOTARY PUBLIC

My Commission Expires: 1-30-02