WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 77,400.00

Jacqueline R. Christian
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April, 2001

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacqueline R. Christian (NAME)	GB & T Mortgage (NAME)	MAP 43-6
523 Anderson Lane (ADDRESS)	1321 Murfreesboro Road, Suite 701 (ADDRESS)	PARCEL 9
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (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, Walter F. Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacqueline R. Christian, Unmarried

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:

BEING part of Lot No. 28 on the Plan of Dixie Pure Food Company's Subdivision, as of record in Book 161, Page 113 and Book 332, Page 51, Register's Office for Davidson County, Tennessee and being Lot No. 2 on an unrecorded survey made by J. R. Wauford & Company, Consulting Engineers, October 25, 1960, as follows:

BEGINNING on the Northerly margin of Anderson Lane, formerly Thornton Avenue, at the Southwest corner of the property conveyed to David L. Ferguson, et ux, by deed of record in Book 3221, Page 373, Register's Office for Davidson County, Tennessee; thence with the Northerly margin of said Thornton Avenue South 89 deg. 49 min. West 67.5 feet to the corner of Lots Nos. 1 and 2 on said survey; thence with the line between said two lots Northerly 177.7 feet to the corneer of Lots Nos. 1, 2 and 5; thence with the line between Lots Nos. 2 and 5 Easterly 67.5 feet to the corner of Lots Nos. 2, 4 and 5; thence with the line between Lots Nos. 2, 3 and 4 Southerly 177.9 feet to the Northerly margin of Anderson Lane, formerly Thornton Avenue, to the point of beginning.

Being the same property conveyed to Walter F. Duke by deed from Michael A. Wall and wife, Constance A. Wall, of record in Book 9406, Page 63, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

Davidson County DEEDWARR
Recvd: 05/01/01 17:00 2pgs
Fees:11.00 Taxes:286.38



20010501-0044195

unimproved ( )
This is improved (X) property, known as 523 Anderson Lane, Madison, TN 37115
(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 30th day of April, 2001

Walter F. Duke

Walter F. Duke

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 Walter F. Duke

the bargainor _____, 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 purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of April, 2001.

Commission expires 10-25-03

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