RECORD AND RETURN TO:
NATIONS TITLE AGENCY, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
017N00341

WARRANTY DEED

Preparer's File #-01E304

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00 .

Kevin Greenland
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th DAY OF MAY, 2001.

Gail C. Vittitoe
Notary Public

(Affix Seal)

My Commission Expires: JAN. 25, 2003

GAIL C. VITTITOE NOTARY PUBLIC AT LARGE DAVIDSON 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#:
Kevin Greenland WD	Countrywide Home Loans, Inc.	61-16-49
1349 Cardinal Avenue	P.O. Box 7137	
Nashville, Tennessee 37216	Pasadena, CA 91109	

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, VAN E. CHRISTIAN AND STEPHANIE CHRISTIAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KEVIN GREENLAND, 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:

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.

Being the same property conveyed to Van E. Christian and wife, Stephanie Christian by Deed from 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., of record in Instrument No. 200010200104180, Register's Office for Davidson County, Tennessee.

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

( ) unimproved
This is (X) improved property known as **1349 Cardinal Avenue, Nashville, Tennessee 37216**

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 **18th** day of **May, 2001**:

Van E. Christian

Stephanie Christian

Davidson County DEEDWARR
Recvd: 05/23/01 17:57 1pgs
Fees:11.00 Taxes:292.30
20010523-0053837

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, Lori C. Warren, a Notary Public in and for said County and State, the within named VAN E. CHRISTIAN AND STEPHANIE CHRISTIAN, 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 18th day of May, 2001.

Lori C. Warren
Notary Public

My Commission Expires:

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