25-B

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is **$12,000.00**.

Michael J. Christian
Affiant

Sworn to and subscribed before me this 14 day of December, 2001.

NOTARY PUBLIC

My Commission Expires: 7-27-05

Davidson County DEEDWARR
Recvd: 12/17/01 14:13 2pgs
Fees:13.00 Taxes:44.40
20011217-0139072

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Mike Christian	Same	Map 91-2
4251 Gourley Road		Parcel 211
Pegram, TN 37143		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Effie Marie Elkins**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Mike Christian**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being parts of L:otsd 1 and 3 of an unregistered olan of the extension of Plan of Cherokee Park Subdivision, which Plan is of record in Book 161, page 75, Register's Office for Davidson County, Tennessee.

Being the westerly 5 feet of Lot No. 1 and the easterly 40 feet of Lot No. 3, said part of Lots 1 and 3 adjoin and front together 45 feet on the northerly side of Pennsylvania Avenue, and run back northerly between parallel lines to an alley.

Being the same property conveyed to Effie Mae Elkins by deed from Marie Elkins, Administratrix of the Estate of Charles R. Elkins, deceased, of record in Book 11340, page 876, Register's Office for Davidson County, Tennessee.

This is improved property known as 6002 Pennsylvania Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns 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 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 14 day of December, 2001.

Effie marie Elkins

Effie Marie Elkins

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, **Effie Mae Elkins**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 14 day of December, 2001.

NOTARY PUBLIC

My Commission Expires: 7-27-04