Space reserved for recording information:

BOX 50-B

~~PREPARED BY~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

Preparer's File #-01L1005

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2001.

(Affix Seal) Notary Public

My Commission Expires: 5-14-07

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#:
Tyler D. Burkum and wife. Allison K. Burkum	Signature Mortgage, Inc. of Indiana	118-01-216
1008 Halcyon Avenue	3012 St. Joe Road, suite C	
Nashville, TN 37204	New Albany, IN 47150	

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 HUSBAND, VAN E. CHRISTIAN, II, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto TYLER D. BURKUM AND WIFE. ALLISON K. BURKUM, 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 15 on the Plan of Idlewild, of record in Book 161, page 120, Register's Office for said County. Said Lot No. 15 fronts 30 feet on the northerly margin of Halcyon Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Van E. Christian, II and wife, Stephanie M. Christian by Deed from Mel Martinez, Secretary of Housing and Urban Development of record in Instrument No. 20010302-0019456, 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 **1008 Halcyon Avenue, Nashville, Tennessee 37204**

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 **17th** day of **December, 2001**:

Stephanie Christian

Stephanie Christian

Van E. Christian

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHANIE CHRISTIAN AND HUSBAND, 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 17th day of December, 2001.

Notary Public

My Commission Expires: July 14 2002

AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

Davidson County DEEDWARR
Recvd: 01/02/02 14:13 1pgs
Fees:13.00 Taxes:693.75

20020102-0000466