Davidson County DEEDWARR
Recvd: 02/19/02 08:15 2pgs
Fees:13.00 Taxes:185.00
20020219-0020622

ADDRESS NEW OWNERS and
SEND TAX BILLS:
VAN E. CHRISTIAN, II and wife,
STEPHANIE CHRISTIAN
9463 Chesapeake Drive
Brentwood, TN 37027

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
83 - 2 - 150

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY THOUSAND DOLLARS ($50,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, SUE JAHN, unmarried, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to VAN E. CHRISTIAN, II and wife, STEPHANIE CHRISTIAN, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, part of Lot No. 11 of Block "B" on the Map of Weakley Place, of record in Book 161, Page 131, Register's Office for Davidson County, Tennessee, and being known as Lot No. 4 on an unrecorded map of a Re-Subdivision of part of said Lot no. 11, and described according to a copy of a survey thereof made by James A. Hamilton, Jr., Surveyor, July 12, 1947, as follows:
Beginning at a point on the easterly margin of North 16th Street, 100 feet south of the southerly margin of Sharpe Avenue, (formerly Weakley Avenue), thence easterly, parallel to the southern margin of Sharpe Avenue, 150 feet to a point; thence southerly parallel to the easterly margin of North 16th Street, 50 feet to a point; thence westerly 150 feet to the easterly margin of North 16th Street; thence with the margin of North 16th Street, northerly 50 feet to the point of beginning.
Being the same property conveyed to Sue Jahn by deed of record in Instrument No. 20000410-0035984, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This improved property is known as 1013 North 16th Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 30 day of January, 2002.

SUE JAHN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, SUE JAHN, the within named bargainor with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 30 day of January, 2002.

NOTARY PUBLIC

My Commission Expires:
10/24/05

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $50,000.00.

AFFIANT

Subscribed to and sworn before me, this the 30th day of January, 2002.

NOTARY PUBLIC

My Commission Expires:
10-29-2003

OLDHAM & FERGUSON
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365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989