Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 02/19/02 09:24 1pgs
Fees:13.00 Taxes:190.55

20020219-0020703

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,500.00 .

Kevin D. Wilcher
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF JANUARY, 2002.

(Affix Seal) Notary Public

My Commission Expires: July 14 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

Preparer's File #-01L1083

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 D. Wilcher	Right Mortgage Company	43-11-137
112 Myatt Drive	106-B-West Hill Drive	
Madison, TN 37115	Lebanon, Tennessee 37087	

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, II and wife, STEPHANIE CHRISTIAN hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KEVIN D. WILCHER, unmarried, 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 part of Lot 10 on the Plan of Anderson Estates, Section 1, being a resubdivision of Tracts 1 and 13, in Book 1130, page 37, said Register's Office, unrecorded, said part of said Lot No 10 fronts 50 feet on the westerly side of Myatt Drive, as widened, and extends back between parallel lines 139.75 feet on the northerly line and 140 feet on the southerly line to a dead line in the rear on which it measures 50 feet thereon.

Being the same property conveyed to Van E. Christian, II, an individual by Special Warranty Deed from CitiFinancial Mortgage Company, Inc. A/K/A Citifinancial Mortgage Corporation, Inc. of record in Instrument No. 20010905-0095992, Register's Office for Davidson County, Tennessee.

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

This is ( ) unimproved
(X) improved property known as **112 Myatt Drive, Madison, Tennessee 37115**

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 **29th** day of **January, 2002**:

Van E. Christian, II

Stephanie 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 VAN E. CHRISTIAN, II, 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, Tennessee, this 29th day of January, 2002.

Notary Public

My Commission Expires: July 14 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN