Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 02/22/02 14:02 1pgs
Fees:13.00 Taxes:523.55

20020222-0023146

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2002.

(Affix Seal)

Notary Public

My Commission Expires: July 16 2002

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

Preparer's File #-02A0113

THIS INSTRUMENT WAS PREPARED 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#:
Richard Davis and Carla Davis	Same as New Owners	105-14-24
834 Glen Avenue		
Nashville, Tennessee		

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 RICHARD DAVIS AND WIFE, CARLA DAVIS, 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 the easterly part of Lot No. 73 on the Plan of Waiverly Place of record in Book 57, page 95, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Glen Avenue at a common corner of Lots No. 72 and 73; thence westerly along the north margin of Glen Avenue 55 feet to the south east corner of part of Lot No. 73 conveyed to S.C. Robb, Sr., of record in Book 420, page 62, Register's Office for said County; thence along Robb's Easterly line in a northerly direction, 200 feet to the south margin of an alley; thence along the said alley in an easterly direction 42 feet 4.5 inches to the common corner of Lots No. 72 and 73; thence along the line between said lots southerly 200 feet to the beginning.

Being the same property conveyed to Stephanie Christian and husband, Van E. Christian, II by deed from E.R. Buchi of record in Instrument Number 20011108-0123179, said Register's Office.

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

( ) unimproved
This is (X) improved property known as **834 Glen Avenue, Nashville, Tennessee**

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 **15th** day of **February, 2002**:

Stephanie Christian

Van E. Christian, II

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 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 15th day of February, 2002.

Notary Public

My Commission Expires: July 16 2002

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