Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 03/19/02 15:19 1pgs
Fees:13.00 Taxes:318.57

20020319-0034242

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,~~100.00~~ .

Affiant

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

Notary Public

(Affix Seal)

My Commission Expires: July 16 2002

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

Preparer's File #-02B0131

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#:
Stephanie Christian and Van E. Christian, II	-SAME-	83-06-295
9463 Chesapeake Drive		
Brentwood, Tennessee 37027		

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, ANNE F. TURNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto STEPHANIE CHRISTIAN AND VAN E. CHRISTIAN, II, 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:

Being the west half of Lot Number 1 in H. B. Blue's Subdivision of the south part of Lot Number 2, Brownsville Addition, of record in Plat Book 161, page 134, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Pedro A. Oliva and wife, Anne F. Oliva by Deed from William F. Jennings and wife, Edna D. Jennings of record in Book 10363, page 425, Register's Office for Davidson County, Tennessee, further conveyed to Anne F. Oliva by Quitclaim Deed from Pedro A. Oliva of record in Instrument No. 199412160303792, said Register's Office. Pedro A. Oliva and Anne F. Oliva are now divorced. Anne F. Oliva is now married to Gregory C. Turner and is known as Anne F. Turner. Gregory C. Turner joins here to convey any marital interest by the way of marriage

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

( ) unimproved

This is (X) improved property known as **2001 Eastland Avenue, Nashville, Tennessee 37206**

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**:

Anne F. Turner

Gregory C. Turner

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 ANNE F. TURNER, 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