Box:13

Space reserved for recording information:



WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Heidi Jo Clark
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2002.

Elizabeth E Triplett
Notary Public

(Affix Seal)

My Commission Expires: 5-26-02

Preparer's File #-02C0305

Title # 3089

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#:
Julia Lav	Transland Financial Services	119-10-128
2820 Druid Drive	2001 Maitland Center Parkway	
Nashville, Tennessee 37210	Maitland, FL 32751-7294	

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 JULIA LAU AND GRISELDA H. MORALES, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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. 42, on the Plan of Hidden Acres Subdivision, of record in Book 1130, page 89, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Van E. Christian, II by Deed from Bankers Trust Company, as Trustee of Amresco Residential Securities Corporation Mortgage Loan Trust 1996-5 Under the Pooling and Servicing Agreement Dated December 1, 1996 of record in Book 11302, page 798, 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 **2820 Druid Drive, Nashville, Tennessee 37210**

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 **1st** day of **April, 2002**:

Van E. Christian, II

Stephanie Christian

Davidson County DEEDWARR
Recvd: 04/15/02 09:33 1pgs
Fees:13.00 Taxes:425.50

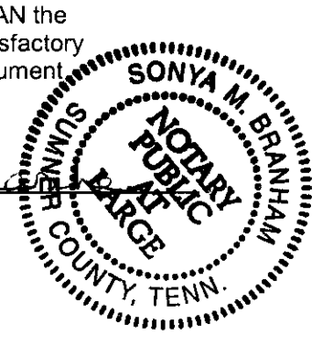
20020415-0046060

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 1st day of April, 2002.

Sonya M. Branham
Notary Public



My Commission Expires: 10-29-2003