Space reserved for recording information:

Return to:
CASTLEMAN TITLE & ESCROW, INC.
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

WARRANTY DEED

Preparer's File #-02D0344

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

47

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2002.

Notary Public

(Affix Seal)

My Commission Expires: 10-25-03

NOTARY PUBLIC AT LARGE
Bertie lo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
PAUL D. CARROLL /David Carroll	COLDWELL BANKER MORTGAGE	83-6-295
2001 Eastland Avenue	3000 LEADENHALL ROAD	
Nashville, TN 37206	MT. LAUREL, NJ 08054	

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 /DAVID* CARROLL, hereinafter *PAUL D. 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 Stephanie Christian and husband, Van E. Christian, II by Deed from Anna F. Turner and husband, Gregory C. Turner of record in Instrument No. 20020319-0034242, 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 **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 ~~17th~~ day of **April, 2002**:

Stephanie Christian

Van E. Christian, II

Davidson County DEEDWARR
Recvd: 04/19/02 15:54 1pgs
Fees:13.00 Taxes:416.25

20020419-0049156

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 17th day of April, 2002.

Notary Public

My Commission Expires: July 16, 2002

AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN