Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 04/23/02 13:58 1pgs
Fees:13.00 Taxes:355.32

20020423-0050050

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,031.21

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th DAY OF APRIL, 2002.

Notary Public

My Commission Expires: July 16 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN (Affix Seal)

Preparer's File #-02D0331

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	Stephanie and Van Christian	83-09-315
1507 Gartland Avenue	9463 Chesapeake Drive	
Nashville, TN	Brentwood, TN 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, MARGARET OPHELIA HARALSON, UNMARRIED hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto STEPHANIE CHRISTIAN AND HUSBAND, 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:

Land in Davidson County, Tennessee being Lot No. 106, in the Subdivision of the Lindsley 29-acre Tract, a Plan of which is of record in Book No. 57, page 66, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Margaret Ophelia Haralson, unmarried by deed from W. J. Fitts and wife of record in Book 1273, page 94, 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 **1507 Gartland 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 **19th** day of **April, 2002**:

x Margaret Ophelia Haralson

Margaret Ophelia Haralson

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 MARGARET OPHELIA HARALSON, 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 19th day of April, 2002.

Notary Public

My Commission Expires: July 16 2002

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