	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 2002. Notary Public MY COMMISSION EXPIRES: 9-28-02. (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VAN E. CHRISTIAN, ET UX	VAN Christian	**83-14-120**
(NAME) **1615 FATHERLAND STREET**	(NAME) 9463 Chesapeake Drive	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, SHERYL FAYE SUTTON AND GENEVA BELL HOLLAND, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF MARTHA ANN WOODARD,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VAN E. CHRISTIAN, II AND WIFE, STEPHANIE CHRISTIAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 23rd Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 65 on the Plan of the Chadwell Tract, as of record in Plan Book 2, page 24, Chancery Court at Nashville.

Said Lot No. 65 fronts 50 feet on the northerly side of Fatherland Street, formerly Van Sinderin Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Thomas C. Woodard and wife, Annie Woodard, by deed from Eldridge Sexton and wife, Edith Jones Sexton, of record in Book 3158, page 219, Register's Office for Davidson County, Tennessee. The said Thomas C. Woodard having predeceased Annie Woodard. The said Annie Woodard having since died. The Last Will and Testament of Martha Ann Woodard, of record as Instrument No. 3517-648161, Seventh Circuit Court, Probate Division for said County, devises the subject property to Sheryl Faye Sutton and Geneva Bell Holland. The said Annie Woodard and Martha Ann Woodard being one and the same person.

This is not the principal residence of Sheryl Faye Sutton or Geneva Bell Holland.

This conveyance is subject to any and all easements, restrictions, and conditions of record in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 04/29/02 12:58 2pgs
Fees:13.00 Taxes:462.50
20020429-0052219

Unimproved ( )
This is improved(X) property, known as 1615 FATHERLAND STREET, NASHVILLE, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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 our hands this 16th day of **April, 2002.**

Geneva Bell Holland
GENEVA BELL HOLLAND

Sheryl Faye Sutton
SHERYL FAYE SUTTON

STATE OF NEW TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sheryl Faye Sutton and Geneva Bell Holland,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee this 16th day of **APRIL, 2002.**

Deborah J. Cohen
Notary Public

My commission expires: 10-25-2003

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE