PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 06/26/02 13:46 3pgs
Fees:18.00 Taxes:468.05
20020626-0076951

W & I Ref: SK Title No: 43557

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brian Christianson Nicole Christianson 606 Galaxie Drive Nashville, TN 37209	Wells Fargo Home Mortgage, Inc. 4456 Corporation Lane Virginia Beach, Virginia 23462

TAX MAP-PARCEL NUMBERS: 102-04-016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$126,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gregory H. Zimmerman, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian Christianson and spouse, Nicole Christianson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 1118 on the Plan of Charlotte Park, Section 14 of record in Book 3300, page 29 and 30, Register's Office for said County.

SAID Lot No. 1118, which is a corner lot, fronts 99.3 feet on the northeasterly margin of Galaxie Drive and fronts 120.1 feet on the southeasterly margin of Ranchero Drive, said frontages being joined by a curve having a length of 39.4 feet, and extends back 115.8 feet on the northeasterly line and 126.0 feet on the southeasterly line, to a point of intersection.

Being the same property conveyed to Gregory H. Zimmerman, a married man, by deed from Estate of Robert Ray Barton of record in Book 9845, page 500, Register's Office for Davidson County, Tennessee.

Kathryn Zimmerman, spouse of Gregory H. Zimmerman, joins in this conveyance soley to convey any and all marital interest she may have in the above described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3300 Pages 29 and 30, said Register's Office, which Plan shows a 30 foot minimum building setback line from from Galaxie Drive and from Ranchers Drive.

This instrument is executed on behalf of Gregory H. Zimmerman and wife,Kathryn Zimmerman by Lois Fink as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 606 Galaxie, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of June, 2002 .

Gregory W. Zimmerman
Gregory H. Zimmerman By:Lois Fink, Atty-in-Fact

Kathryn R. Zimmerman
Kathryn R. Zimmerman, By:Lois Fink, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 25th day of June, 2002 , before me the undersigned authority, personally appeared , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $126,500.00

Brian Christ
Affiant

Sworn and subscribed before me this 25th day of June, 2002

My Commission Expires: _____

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Brian Christianson** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Gregory H. Zimmerman and Kathryn R. Zimmerman,** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 25th day of June, 2002

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

EXHIBIT "A"

To

Warranty Deed

FROM: Gregory H. Zimmerman

TO: Brian Christianson and spouse, Nicole Christianson

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Lara A. Sink
, **Affiant**

Sworn to and subscribed before me this
25th day of June, 2002

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004