Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 07/05/02 08:17 1pgs
Fees:13.00 Taxes:357.05

20020705-0080733

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,500.00 .

Charlie M. Stamps
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2002.

Sonya M. Branham
Notary Public

(Affix Seal)

My Commission Expires: 10-29-2003

SONYA M. BRANHAM NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Preparer's File #-02E0393

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#:
Charlie M. Stamps and Kent H. Phillips	Bank of America, N.A.	83-2-150
1013 North 16th Street	21000 NW Evergreen PKWY	
Nashville, Tennessee 37206	Hillsboro, OR 97124-7121	

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. CHRSITIAN, II AND WIFE, STEPHANIE CHRISTIAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CHARLIE M. STAMPS AND KENT H. PHILLIPS,* 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:

** Both unmarried

Land in Davidson County, Tennessee, part of Lot No. 11 of Block "B" on the Map of Weakley Place, of record in Book 161, page 131, Register's Office for Davidson County, Tennessee.

Beginning at a point on the easterly margin of North 16th Street, 100 feet southerly of the southerly margin of Sharpe Avenue, (formerly Weakley Avenue), thence easterly, parallel to the southern margin of Sharpe Avenue, 150 feet to a point; thence southerly parallel to the easterly margin of North 16th Street, 50 feet to a point; thence westerly 150 feet to the easterly margin of North 16th Street; thence with the margin of North 16th Street, northerly 50 feet to the point of beginning.

Being the same property conveyed to Van E. Christian, II and wife, Stephanie Christian by Deed from Sue Jahn of record in Instrument No. 20020219-0020622, said Register's Office.

Being the same property conveyed to Charlie M. Stamps, unmarried and Kent H. Phillips, unmarried by Deed from Van E. Christian, II and wife, Stephanie Christian of record in Instrument No. _____, 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 **1013 North 16th Street, 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 **28th** day of **June, 2002**:

Van E. Christian, II

Stephanie Christian

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. CHRSITIAN, 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 28th day of June, 2002.

Sonya M. Branham
Notary Public

My Commission Expires: 10-29-2003

SONYA M. BRANHAM NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.