Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 08/02/02 09:52 1pgs
Fees:13.00 Taxes:314.50

20020802-0092712

WARRANTY DEED

Preparer's File #-02F0544

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd DAY OF JULY, 2002.

(Affix Seal)

Notary Public

My Commission Expires: 10-29-2003

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

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#:
Ella M. McKinney	ABN AMRO Mortgage Group, Inc.	53-9-55
626 Brentmeadow Circle	761 Old Hickory Blvd., Suite 401	
Madison, Tennessee 37115	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, VAN E. CHRISTIAN, II AND STEPHANIE CHRISTIAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ELLA M. MCKINNEY, 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:

Being Lot No. 38A, Zone Lot Division of Lot 38, Phase I, Kimbolton of record in Book 6900, pages 276-278, amended in Book 7577, page 553, further amended in Book 6900, page 816, Register's Office for said County and State.

Said Lot No. 38A fronts 34.34 feet on northwesterly side Brentmeadow Circle and runs back a total of 190.00 feet on the southerly lot line to a line in the rear which measures 48.90 feet thereon.

Being the same property conveyed to Van E. Christian, II and wife, Stephanie Christian By Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, D.C. of record in Instrument No. 200005040045152, 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 **626 Brentmeadow Circle, Madison, Tennessee 37115**

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 **23rd** day of **July, 2002**:

Van E. Christian, II by Lori Warner atty-in-fact
Van E. Christian, II

Stephanie Christian by Lori Warner atty-in-fact
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. CHRISTIAN, 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 23rd day of July, 2002.

Notary Public

My Commission Expires: 10-29-2003

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