Davidson County DEEDWARR
Recvd: 09/13/02 12:46 2pgs
Fees:13.00 Taxes:610.50

20020913-0111758

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2002.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert P. Christensen and Janice A. Christensen	AmSouth Bank	Map 151-9-A
(NAME) 4416 Benchmark Drive	(NAME) P.O. Box 57046	Parcel 192.00
(ADDRESS) Antioch TN 37013	(ADDRESS) Irvine, CA 92619-7046	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **PRESTON GODDARD D/B/A GODDARD CONSTRUCTION COMPANY A SOLE PROPRIETORSHIP**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ROBERT P. CHRISTENSEN AND JANICE A. CHRISTENSEN, HUSBAND AND WIFE**, 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 Davidson County, Tennessee, being all of Lot No. 192, PHASE 2, SECTION 1, LONG HUNTER CHASE, as shown by plat appearing of record in Plat Book 7900, page 763-764, and corrected by Surveyor's Certification of Correction Book 9473, page 43, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Preston Goddard d/b/a Goddard Construction Company, a sole proprietorship, by Warranty Deed of record in Instrument No. 20010831-0094895, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following Declaration of Covenants, Conditions and Restrictions of record in Book 9430, page 251 as amended in Book 9534, page 38; By-Laws in Book 9430, page 279; Sanitary Sewer Easement in Book 9588, page 930; Quitclaim Deed to Homeowners' Association for Common Areas in Book 9432, page 792; Easement for Water Main in Book 8197, page 288; Utility Easement in Book 9661, page 919; Grant of Transmission Line Easement to USA in Book 2338, page 466; Declaration of Taking for TVA Easement in Book 4446, page 423, and Judgment of Taking in Book 4535, page 351; Charter for Homeowners' Association in Book 9433, page 953; Sanitary Sewer Easement to Metropolitan Nashville-Davidson County, Tennessee in Book 9988, page 793; Boundary Plat of Record in Book 7900, page 595, said Register's Office; Conveyance to Metropolitan Nashville-Davidson County, Tennessee for Water Mains in Book 9988, page 821; and, any and all matters as shown on plat of record in Plat Book 7900, page 763-764, as corrected in Book 9473, page 43; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 4416 Benchmark Drive, Antioch, TN 37013
(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 and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 12th day of September, 2002.

Preston Goddard, d/b/a Goddard Construction Company, a sole proprietorship

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Preston Goddard d/b/a Goddard Construction Company a sole proprietorship who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of September, 2002.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076