Davidson County DEEDWARR
Recvd: 09/20/02 10:11 2pgs
Fees:13.00 Taxes:148.00
20020920-0114774

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual consideration or value, whichever is greater or this transfer is $40,000.00.

Affiant

Subscribed and sworn to before me this 16th day of September, 2002.

Notary Public

My Commission Expires: 7-29-0

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
AMY FREDRICKSON

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stephanie Christian and Van E. Christian, II, wife and husband (NAME)	SAME (NAME)	82-8-351
9463 Chespeake (STREET ADDRESS)	(STREET ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Suntrust Mortgage, Inc. ("Grantor"), has bargained and sold, and by these presents does transfer, convey and specially warrant unto Stephanie Christian and Van E. Christian, II, wife and husband, ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 5 on the Plan of House and Simonton's Subdivision of Lots No. 1 to 16 inclusive in Stratton and Seymour's Addition to Edgefield, now East Nashville, as of record in Book 57, Page 137, Register's Office for Davidson County, Tennessee.

Said Lot being No. 5 fronts 50 feet on the northerly side of Mansfield Avenue and runs back in a northerly direction and between parallel lines 175 feet to an alley.

Being the same property conveyed to Suntrust Mortgage, Inc., a corporation existing under the laws of the State of Tennessee , by Deed of Record as Instrument No. 200202120018169, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and any other matters of record.
The above legal description is the same as that contained in the previous deed of record.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 16th day of September, 2002.

Suntrust Mortgage, Inc.

By: Rebecca W. Shala

Rebecca W. Shala

By: _____

This is __improved property known as 947 Mansfield Street, Nashville, TN 37206.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Suntrust Mortgage, Inc., _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that Rebecca W. Shala executed the within instrument for the purposes therein contained, and who further acknowledged that She is the Vice President (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of September, 2002.

My Commission Expires: 9-30-02

Stacie L Leonard

Formally Commissioned as Stacie L. Leonard

Notary Public

Prepared by and Return to:
Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066

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