PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 10/21/02 15:47 3pgs
Fees:18.00 Taxes:388.50
20021021-0129237

W & I Ref: Title No: 43960

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stephanie Christian II Van E. Christian, II 9463 Chesapeake Drive Brentwood, Tennessee 37027	-SAME-

TAX MAP-PARCEL NUMBERS: 091-15-214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$105,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Norman J. VanDame Jr and Marietta Litton and Sandra Smith and Rita Frances Laux**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephanie Christian and Van E. Christian, II** 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 the northerly 50 feet of the southerly 100 feet of the easterly 160 feet of the Block 9 on the Plat of the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, said Register's Office.

Said part of said Block 9 fronts 50 feet on the westerly side of 50th Avenue, North, formerly 9th Street, and runs back between parallel lines 160 feet to a dead line, this property is improved and known as 310 50th Avenue North, Nashville, Tennessee.

Being the same property conveyed to Norman Van Dame and wife, Mary Rita Van Dame by deed from Margaret H. Roberts, a widow, of record in Book 3612, page 317, said Register's Office. By Quitclaim Deed of record in Book 10561, page 373, said Register's Office. The said Norman Van Dame and wife, Mary Rita Van Dame conveyed their interest in subject property to Norman J. Van Dame, Jr., Mary Litton, Sandra Smith and Rita Frances Laux.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 421 Page 18, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

This instrument is executed on behalf of Norman J. VanDame Jr and Sandra Smith by Rita Frances Laux 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: 319 50th Avenue North, 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 11th day of October, 2002 .

Norman J. VanDame, Jr.
Norman J. VanDame Jr By:Rita Frances Laux, Atty-in-Fact

Sandra Smith
Sandra Smith By: Frances Laux, Atty-in-Fact

Marietta Litton
Marietta Litton

Rita Frances Laux
Rita Frances Laux

State of TENNESSEE
County of DAVIDSON

On this 11th day of October, 2002 , before me the undersigned authority, personally appeared Marietta Litton and Rita Frances Laux, 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: _____

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

My Commission Expires MAY 30, 2004

Notary

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: $105,000.00

Affiant

Sworn and subscribed before me this 11th day of October, 2002

My Commission Expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

WIdoc: Deed Wty—12/92

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 , **Rita Frances Laux** 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 **Norman J. VanDame Jr and Sandra Smith**, 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 11th day of October, 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: Norman J. VanDame Jr and Marietta Litton and Sandra Smith and Rita Frances Laux

TO: Stephanie Christian and Van E. Christian, II

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.

Rita Frances Laux

Rita Frances Laux, Affiant

Sworn to and subscribed before me this

11th day of October, 2002

Notary Public

My Commission Expires:_____

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

My Commission Expires MAY 30, 2004