Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 10/21/02 16:03 2pgs
Fees:13.00 Taxes:240.50

20021021-0129270

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th DAY OF OCTOBER, 2002.

Notary Public

(Affix Seal)

My Commission Expires: 7-4-2006

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Preparer's File #-02I0987

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#:
Chester F. Estes and Christine L. Estes	Franklin National Bank	82-8-350
949 Mansfield Drive	230 Pulbic Square	
Nashville, Tennessee 37206	Franklin, Tennessee 37065	

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, STEPHANIE CHRISTIAN AND VAN E. CHRISTIAN, II, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CHESTER F. ESTES AND CHRISTINE L. ESTES, 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:

Land in Davidson County, Tennessee, being Lot No.6 on the Plan of House and Simonton's Subdivision of Lots No. 1 to 16, inclusive, in Statton and Seymour's Addition to Edgefield, now East Nashville, as of record in Book 57, page 137, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephanie Christian and husband Van E. Chriatina, II by Deed from SunTrust Mortgage, Inc. of record in Instrument No. 200209200114780, 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 **949 Mansfield Drive, 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 **11th** day of **October**, **2002**:

Stephanie Christian by Atty-in-Fact
Stephanie Christian

Van E. Christian, II

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, 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, and that he executed the within instrument in behalf of STEPHANIE CHRISTIAN, the within bargainor, for whom he holds power of attorney authorizing him to do so, as her free act and deed. Witness my hand and official seal at Brentwood, TN, this 11th day of October, 2002.

Notary Public

My Commission Expires: 7-4-2006

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, W. Arron Fortner, a Notary Public in and for said County and State, the within named Van E. Christian, II, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 11th day of October, 2002.

My Commission Expires:
July 17 2006

NOTARY PUBLIC

W. ARRON FORTNER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.