| Space reserved for recording information: | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00 .<br>Affiant<br>SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 2003.<br>Notary Public<br>My Commission Expires: 7/17/06 |
|---|---|
| **WARRANTY DEED**<br>Preparer's File #-02L1405 | |

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

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ESCROW SERVICES OF TENNESSEE, LLC**
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Stephanie Christian and Van E. Christian, II | Franklin National Bank | 119-13-9 |
| 3003 Harlin Drive | 230 Public Square | |
| Nashville, Tennessee 37211 | 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, DOROTHY JEAN HARGIS CONNER,UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto STEPHANIE CHRISTIAN AND HUSBAND, VAN E. CHRISTIAN, II, 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. 66 on the Map of an addition to and revision of Lots Nos. 93-97, both inclusive of the H.G. McNabb Subdivision as of record in Book 1130, page 79, Register's Office for said County.

Said Lot No. 66 fronts 75 feet on the west side of Harlin Drive and runs back between lines measuring 221.7 feet on the north line and 217.4 feet on the south line to a dead line in the rear, on which it measures 75.12 feet.

Being the same property conveyed to Dorothy Jean Hargis Conner, first, as to an undivided one-half interest as a tenant in common with one Glenn Milford Conner, Jr. by Divorce Decree as recorded in Book 6959, page 524, Register's Office for Davidson County, Tennessee, and secondly, as to the remaining undivided half interest, by Quitclaim Deed from the heirs of the above said Glenn Milford Conner, Jr. after his death, namely Carolyn Sue McDaniel, Sarah Jane McElhiney, Glenn M. Conner, Jr., and Peggy Elizabeth Jones, as of record at Book 7371, page 337, said Register's Office. See also Affidavit of record at Book 7371, page 336, 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 **3003 Harlin Drive, Nashville, Tennessee 37211**

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 **15th** day of **January, 2003**:

Dorothy Jean Hargis Conner

Davidson County DEEDWARR
Recvd: 01/22/03 14:34 1pgs
Fees:13.00 Taxes:185.00
20030122-0009249

STATE OF TENNESSEE
COUNTY OF WILLIAMSON DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DOROTHY JEAN HARGIS CONNER, 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 Old Hickory, TN, this 15th day of January, 2003.

Notary Public

My Commission Expires: 7/17/06

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