THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$52,000.00**.

Ehrai W. Acklen Zapp
Affiant

Sworn to and subscribed before me this 31 day of March, 2003.

NOTARY PUBLIC

My Commission Expires: 5-28-06

PICK-UP

Davidson County DEEDWARR
Recvd: 03/31/03 10:26 2pgs
Fees:13.00 Taxes:192.40
20030331-0041623

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Patricia Christman	Same	Map 92-8
1701 Windover Dr.		Parcel 104 & 105
Nashville, TN 37218		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ehrai W. Acklen (Zapp)**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Patricia Christman**, hereinafter called "Grantee", her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I: 1717 Jo Johnston Avenue
Land in Davidson County, Tennessee, being the easterly 39 feet of Lot No. 43 on the Plan of John B. Hudson's Addition, as of record in Book 21, page 136, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said Lot fronts 39 feet on the southerly side of Jo Johnston Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Ehrai W. Acklen, (now Ehrai W. Zapp), by deed from Theodore Lewis and wife, Gloria Lewis, of record in Book 4192, page 468, Register's Office for Davidson County, Tennessee. This is improved property known as 1717 Jo Johnston Street, Nashville, TN 37203

Tract II: 1715 Jo Johnston Avenue
Being Lot No. 44 on the Map of John R. Hudson's Addition, of record in Book 21, page 136, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the south side of Jo Johnston Avenue, and runs back between parallel lines to a 20 feet alley in the rear. This distance not being shown on said Plan, but according to deed, which conveyed the property to Z. D. Brown, this distance was 160 feet.

Being the same property conveyed to Ehrai W. Acklen, (now Ehrai W. Zapp), by deed from Ella Murphy, sole surviving heir-at-law of Dora Mason, deceased, of record in Book 4239, page 316, Register's Office for Davidson County, Tennessee.

This is property known as 1715 Jo Johnston Street, Nashville, TN 37203

Neither of the above-described properties is the place of usual residence of Grantor, herein.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 hand this 31 day of March, 2003.

Ehrai W. Acklen Zapp

Ehrai W. Acklen Zapp

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, **Ehrai W. Acklen Zapp**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 31 day of March, 2003.

NOTARY PUBLIC

My Commission Expires: 5-28-06