Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 05/12/03 09:00 1pgs
Fees:13.00 Taxes:351.50

20030512-0063149

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2003.

Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. (Affix Seal)

Preparer's File #-03D0484

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	61-12-118
1305 Riverwood Drive	230 Public Square	
Nashville, Tennessee	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, GERALDINE HUDDLESTON YOUNG, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto STEPHANIE CHRISTIAN AND 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. 61, on the Plan Eastdale Place as shown on plat of record in Plat Book 547, pages 29 and 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lawrence Wallace Young, Jr. by Deed of record in Book 675, page 453, of said Register's Office. Lawrence Wallace Young, Jr. is now deceased. Geraldine Huddleston Young is the sole beneficiary of the Last Will and Testament of the deceased according to Affidavit of Inheritance of Real Estate from Lawrence Wallace Young, Jr., given by Andrew B. Gibson, Jr., Attorney for the Estate of the deceased, of record in Book 9072, page 228, 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 **1305 Riverwood Drive, Nashville, Tennessee**

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 **30th** day of **April, 2003**:

Geraldine Huddleston Young by Greta Young Inglis

Geraldine Huddleston Young

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 30 day of April, 2003, before me personally appeared Greta Young Inglis to me known (or proved to me on the basis of satisfactory evidence) to be the person who before me executed the foregoing instrument in behalf of Geraldine Huddleston Young, for whom she holds power of attorney authorizing her to do so, and she acknowledged that such person executed the same as the free act and deed of Geraldine Huddleston Young.

Notary Public

My commission expires: 7/17/06

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