Middle TN. Escrow

Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00 . Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2003. (Affix Seal) Notary Public My Commission Expires: 7/23/06
WARRANTY DEED Preparer's File #-03B0144	

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#:
Christine Johnson	Wells Fargo Home Mtg	83-9-2-117
1202 Forrest Avenue	7485 New Horizon Way	
Nashville, Tennessee 37206	Frederick, MD 21703	

NOTARY PUBLIC AT LARGE GEORGE R. WOODS SUMNER COUNTY, TENN.

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 CHRISTINE JOHNSON, 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:

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1202 Forrest Avenue, 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 **17th** day of **April, 2003**:

Stephanie Christian by Van E. Christian, II atty in fact

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 ~~STEPHANIE CHRISTIAN AND~~ 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. Witness my hand and official seal at Brentwood, Tennessee, this 17th day of April, 2003.

Notary Public

My Commission Expires: 7/23/06

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/28/03 09:05 2pgs
Fees:13.00 Taxes:665.63

20030528-0071559

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

On this 17 day of April, 2003, before me personally appeared Van E. Christian, II, 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 Stephanie Christian, for whom he holds power of attorney authorizing him to do so, and Stephanie Christian acknowledged that such person executed the same as the free act and deed of Stephanie Christian.

Notary Public

My commission expires: 7/23/06

GEORGE R. WOODS, JR.
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

"Exhibit A"

Land in Davidson County, Tennessee, being Lot No. 29, Block 2, on the Plan of Andrew Allison's Addition to Nashville, as of record in Book 161, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Stephanie Christian and Husband, Van E. Christian, II, by deed of record in Instrument No. 20020717-0086269, Register's Office of Davidson County, Tennessee.