Davidson County DEEDWARR
Recvd: 07/16/03 15:36 1pgs
Fees:13.00 Taxes:804.75

20030716-0099896

Space reserved for recording information:

Return To:
First Title & Escrow
2000 Richard Jones Road, #110
Nashville, TN 37215
#21288
File Box 9B

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th DAY OF July, 2003.

(Affix Seal) Notary Public

My Commission Expires: 11/25/2006

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Preparer's File #-03F0794

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#:
Tyron B. Draper and Amy S. Draper	SunTrust Mortgage, Inc.	117-04-116
1505 Sweetbriar Avenue	P.O.Box 57028	
Nashville, Tennessee 37212	Irvine, CA 92619-7028	

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 HUSBAND, VAN E. CHRISTIAN, II, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto TYRON B. DRAPER AND WIFE, AMY S. DRAPER, 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 55 feet of Lot No. 12 on the Plan of Subdivision of the Malcolm Clark Property, being a subdivision of Lots Nos. 8 and 9 of the W.L.B. Lawrence property, as of record in Plat Book No. 2, page 124, of the Chancery Court for said County.

Said part of said Lot No. 12 fronts 55 feet on the southerly side of Sweetbrier Avenue, and begins at a point 15 feet west of the northeast corner of said Lot No. 12 and runs along the southerly margin of Sweetbrier Avenue westerly 55 feet to a point; thence in a southerly direction 313 1/2 feet, more or less, to the south line of said Lot No. 12 at a point 64 feet west of the southeast corner of Lot No. 12; thence easterly along the southerly line of Lot No. 12, 51 feet to a point, which is 13 feet west of the southeast corner of said Lot No. 12; thence in a northerly direction, 312 feet, more or less, to the beginning.

Being the same property conveyed to Otis J. Elliott and wife, Mary Katherine Elliott by Deed from Katherine Mai Ankenbauer Jordan of record in Book 4087, page 112, said Register's Office. The said Mary Katherine Elliot pre-deceased the said Otis J. Elliott. Otis J. Elliott married Mary Etta Elliott. Otis J. Elliott is now deceased, leaving Mary Etta Elliott as his only legal heir. See Affidavit of Heirship, recorded at the Davidson County Register of Deeds at Instrument Number 20030404-0044755.

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

Being the same property conveyed to the grantors herein by instrument recorded at the Davidson County Register of Deeds at Instrument Number 20030404-0044756, filed on 04-04-03.

( ) unimproved

This is (X) improved property known as **1505 Sweetbriar Avenue, Nashville, Tennessee 37212**

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 8th day of July, 2003:

Stephanie Christian

Van E. Christian, II

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 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, TN, this 8th day of July, 2003.

Notary Public

My Commission Expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.