Davidson County DEEDWARR
Recvd: 06/07/04 08:32 2pgs
Fees:13.00 Taxes:259.00

20040607-0066551

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Henderson[illegible]

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006
05-0405-61481

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Autumn Nichole Babineaux
Affiant

Subscribed and sworn to before me, this 1st day of June, 2004.

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Christian Properties, Inc 9463 Chesapeake Brentwood, TN 37027	-SAME AS NEW OWNER-	83-06-0-179.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Barbara Lynn Sawyers n/k/a Autumn Nicole Babineaux, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christian Properties, Inc, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 8 on the map of Sneed and Hamilton's Resubdivision of Lots 2, 3, 7, 8, 9, 10, 15, 16, 17, and 18, in First Subdivision of Brownsville, of record in Book 161, Page 149, said Register's Office.

Said part of said Lot fronts 50 feet on the northerly side of Fall Street and runs back between parallel lines, with the westerly margin of Century Avenue, 150 feet to an alley.

Being the same property conveyed to Will Allen Sawyers and wife, Barbara Lynn Sawyers by deed from James R. Wilson and wife, Patricia G. Wilson, dated 9/29/88, recorded 9/30/88, of record in Book 7665, Page 975, said Register's Office; and being further conveyed to Barbara Lynn Sawyers by quitclaim deed from Will Allen Sawyers of record in Book 7996, Page 495, Register's Office for Davidson County, Tennessee. Order of Name Change from Barbara Lynn Fitzhugh to Autumn Nichole Babineaux filed 3/27/96, Probate Court for Davidson County, Tennessee. Barbara Lynn Fitzhugh and Barbara Lynn Sawyers is one and the same person as Autumn Nichole Babineaux.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 215 Fall Street, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 1st day of June, 2004.

Barbara Lynn Sawyers n/k/a Autumn Nicole Babineaux

Barbara Lynn Sawyers n/k/a Autumn Nicole Babineaux

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barbara Lynn Sawyers ~~and~~ n/k/a Autumn Nicole Babineaux, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 1st day of June, ~~2004.~~

Angela A. Ramsey

State of Tennessee at Large

My Commission expires

5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Commission Expires MAY 28, 2006