Davidson County DEEDWARR
Recvd: 07/02/04 10:21 2pgs
Fees:13.00 Taxes:610.13

20040702-0079016

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $164,900.00

Affiant

Subscribed and sworn to before me, this 25th day of June, 2004.

Notary Public
My commission expires: 5/28/2006

05-0406-61561

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Al K. Christian | Greenpoint Mortgage Funding, Inc. | 018-07-0 149.00 |
| 314 Mystic Hill Drive | 5032 Parkway Plaza | |
| Goodlettsville TN 37072 | Charlotte, NC 28217 | |

## 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, Amos M. Harper and wife, Ruth A. Harper, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Al K. Christian Keisha L. Christian, 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 Lot No. 61 on the plan of Section Three, Charleston Square Subdivision, of record in Plat Book 6250, Page 435, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amos M. Harper and wife, Ruth A. Harper by deed from Bobby E. Litchford and wife, Patricia E. Litchford, dated 10/26/98, recorded 10/28/98, of record in Book 11172, Page 665, Register's Office for Davidson County, Tennessee.

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 314 Mystic Hill Drive, Goodlettsville, TN 37072

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 25th day of June, 2004.

Amos M. Harper

Ruth A. Harper

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Amos M. Harper and Ruth A. Harper, 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 25th day of June, 2004.

State of Tennessee at Large

My Commission expires 8-20-07

JANICE GRUBBS
NOTARY PUBLIC AT LARGE
MONTGOMERY CO. TENN.