Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 07/13/04 12:32 1pgs
Fees:13.00 Taxes:309.26

20040713-0083326

WARRANTY DEED

Preparer's File #-04F0519

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,585.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th DAY OF JULY, 2004.

Notary Public

(Affix Seal)

My Commission Expires:

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

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#:
Leonore Augustin	NEW OWNER	83-1-127
929 Granada Avenue		
Nashville, Tennessee 37206		

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, CHRISTIAN PROPERTIES, INC., hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto LEONORE AUGUSTIN, 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 the Westerly 10 feet of Lot No. 38 and the Easterly 45 feet of Lot Number 32 on the Plan of W. H. Hyronemus Addition, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee. Said property fronts together 55 feet on the Northerly margin of Granada Avenue, formerly Bailey Avenue, and extends back between parallel lines 168 feet to an alley.

Being the same property conveyed to Van Christian by Deed from Aurora Loan Services, Inc., executed on 4/14/2004 and filed on 6/21/2004, of record in Instrument No. 20040621-0073100; and further conveyed to Christian Properties, Inc. by Quitclaim Deed from Van Christian executed on 4/14/2004 and filed on 6/21/2004, of record in Instrument No. 200406210073101, Register's Office for Davidson County, Tennessee.

Map/Parcel: 83-01-127

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

( ) unimproved
This is (X) improved property known as **929 Granada 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 **8th** day of **July**, **2004**:

CHRISTIAN PROPERTIES, INC.

By: Brenda L Greene

Title: assistant Secretary

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary, of the state and county mentioned, personally appeared Brenda L. Greene (Name), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Assistant Secretary (Title) of **CHRISTIAN PROPERTIES, INC.**, the within named bargainor, a corporation, and that such president or officer as such Assistant Secretary (Title), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Brenda L. Greene (Name), Assistant Secretary (Title).

Witness my hand and official seal at Brentwood, TN, this 8th day of July, 2004.

Notary Public

My Commission Expires: 7/17/06

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