Davidson County DEEDWARR
Recvd: 08/03/04 14:26 2pgs
Fees:13.00 Taxes:662.30

20040803-0092930

WARRANTY DEED

G-CD-04-0403

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES 3/09/07
(AFFIX SEAL)

KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael Christensen	SAME	
403 North 16th Street	(NAME)	83-10-21
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KAREN M. SHARP AND HUSBAND, BRIAN T. SHARP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL CHRISTENSEN AND ROBIN CHRISTENSEN, 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 Lot Nos. 262 and 263 on the Plan of McEwen Place, as of record in Plat Book 332, page 133, Register's Office for said County.

Being the same property conveyed to Karen M. Sharp and husband, Brian T. Sharp by deed from Kyle L. Burton and Barbara J. Phillips-Abbot executed November 12, 2002, and filed for record on November 15, 2002 in Instrument No. 20021115-0142331, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 332, page 133, Regsiter's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 403 North 16th Street, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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(S), 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 21st day of July, 2004.

Karen M. Sharp

Brian T. Sharp

STATE OF Tennessee
COUNTY OF Davidson

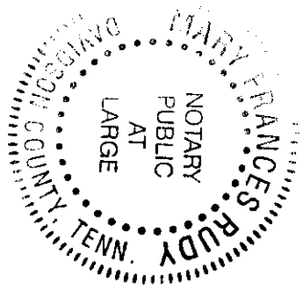
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen M. Sharp and Brian T. Sharp, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 21st day of July, 2004.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-27-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903