#04-00 357

Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 08/04/04 16:03 1pgs
Fees:13.00 Taxes:499.50

20040804-0093956

WARRANTY DEED

Preparer's File #-04F0520

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00 .

Jessica Wells
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 23rd DAY OF JULY, 2004.

(Affix Seal) Notary Public

My Commission Expires: _____

VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2006

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#:
Ann H. Wells	GMAC Mortgage Corporation	83-10-288
1802 Forrest Avenue	218 Lakeside Plaza Drive	
Nashville, Tennessee 37206	Horsham, PA 19044-6717	

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 ANN H. WELLS, UNMARRIED, 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 number 70 on the plan of "Lockland", the Chadwell Home Place, as of record in Book 57, page 135, Register's Office for Davidson County, Tennessee, said lot number 70 fronts fifty (50) feet on the southerly side of Forrest Avenue, formerly Morrow Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Christian Properties, Inc. by Warranty Deed from Stephen Jones and David Jones and Tim Jones and Karen Heath of record in Instrument Number 20040326-0034127, said Register's Office.

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

( ) unimproved
This is (X) improved property known as **1802 Forrest 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 **23rd** day of **July, 2004**:

CHRISTIAN PROPERTIES, INC.

By: VAN CHRISTIAN II

Title: PRESIDENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary, of the state and county mentioned, personally appeared VAN E. CHRISTIAN (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 PRESIDENT (Title) of **CHRISTIAN PROPERTIES, INC.**, the within named bargainor, a corporation, and that such president or officer as such PRESIDEN (Title), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as VAN E. CHRISTIAN (Name) PRESIDENT (Title).

Witness my hand and official seal at Brentwood, TN, this 23rd day of July, 2004.

Notary Public

My Commission Expires: 2/17/06

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