Davidson County DEEDWARR
Recvd: 07/20/05 07:39 2 pgs
Fees:13.00 Taxes:495.80
20050720-0084091

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Linda Somers	CTX Mortgage Company	Map 149-15-B
1515 Bridgecrest Dr, Unit 311	216 Centerview Drive, Ste 233	Parcel 44.00 CO
Antioch, TN 37013	**Brentwood, TN 37027**	12306 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Teirney Christenson and wife, Leah K. Christenson,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Linda Somers, unmarried** (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 311 on the Plan of Cambridge Forest Townhomes, of record in Instrument No. 20020213-0018958 and revised in Instrument No. 20020710-0083055, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Teirney Christenson and wife, Leah K. Christenson, by deed from The Craig Company, of record as Instrument No. 20040206-0054511, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. All matters on plan of record in Plat Instrument No. 20020213-0018958, revised in Instrument No. 20020710-0083055, Register's Office.
3. Restrictive Covenants of record in Instrument No. 20030806-0112013.
4. Telephone easement to American Telephone & Telegraph Co of record in Book 1207, page 529.
5. Right-of-way easement and agreement for use and maintenance of private road across Blackman property in Book 1147, page 148.
6. Charter for Homeowners Association in Book 10343, page 769.
7. Sewer and/or Drainage easement in Book 6881, page 320, and Book 7453, page 445.
8. Sewer Easement (20' wide) along westerly boundary line in Book 8795, page 158.
9. Storm water detention agreement in Book 7632, page 962.

10. All matters shown on the plat of record in Plat Book 6900, page 561-562 and in Instrument No. 20020213-0018958, Register's Office Davidson County, TN and all matters shown on the plan of record in Plan Book 3, page 26, Chancery Court for Davidson County, TN.

This is improved property commonly known as 1515 Bridgecrest Drive, Unit 311, Nashville, TN

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $134,000.00.

Julie D. Coard
Affiant

Subscribed and sworn to before me this 7th day of July, 2005.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7-19-08

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 7th day of July, 2005.

Teirney Christenson

Leah K. Christenson

Teirney Christenson
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of July, 2005, before me personally appeared Teirney Christenson and Leah K. Christenson to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal.

Notary Public

BARBARA LEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/22/07