Davidson County DEEDWARR
Recvd: 08/09/05 15:18 2 pgs
Fees:13.00 Taxes:666.00
20050809-0094407

This Instrument Prepared by, & Return To:
Charles E. Reed, Attorney at Law
325 Plus Park Blvd., Suite 203
Nashville, TN 37217
Telephone: (615) 365-4014

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this 15th day of July, 2005.

Notary Public
My commission expires: 03/19/2006

CHARLES E. REED NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

Address of New Owner:	Send Tax Bills to:	Assessor's Parcel ID:
Brian Christian 3936 Waterford Way Nashville, TN 37013-2564	NEW OWNER	137 13 0 A 074.00

WARRANTY DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Charles R. Morris and wife, Lisa R. Morris, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Brian W. Christian and wife, Shannon R. Christian, hereinafter called the Grantee, his/her/their heirs and assigns, the real property, together with all improvements located thereon, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 74 on the Plan of Peninsula Point, a Planned Unit Development, Section 2, of record in Plat Book 8250, Page 733, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles R. Morris and Lisa R. Morris, by Warranty Deed from Jerry Butler Builders, LLC, of record as Instrument No. 20000202-0011128, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Year 2005 taxes, a lien not yet due and payable, accrued taxes, and taxes for subsequent years.
2. All matters appearing on the plan of Peninsula Point, Planned Unit Development, Section 2 of record in Plat Book 8250, Page 733, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants, of record in Book 9945, Page 908, Register's Office for Davidson County, Tennessee.
4. All matters of record in the Register's Office of Davidson, Tennessee.

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, his/her/their heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind him/her/themselves, his/her/their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his/her/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.

This property is improved property known as: 3936 Waterford Way, Nashville, TN 37013-2564.

WITNESS my hand this 15th day of July, 2005.

Charles R. Morris

Lisa R. Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles R. Morris and Lisa R. Morris, the bargainors, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 2005.

Notary Public

CHARLES E. REED
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TN

My Commission expires: **03/19/2006**