Davidson County DEEDWARR
Recvd: 10/07/05 15:43 2 pgs
Fees:13.00 Taxes:858.40

20051007-0121777

WARRANTY DEED

G-CB-05-3836

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Jocelyn P. Thomas
Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2005

Notary Public

MY COMMISSION EXPIRES: April 25, 2006
(AFFIX SEAL)

PATRICK RUDY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN. My Commission Expires APRIL 25, 2006

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 NUMBERS
Jocelyn P. Thomas	Coldwell Banker Mortgage	
3836 Whites Creek Pike	(NAME) 2001 Bishops Gate Blvd.	49-95
(ADDRESS) Nashville, Tennessee ~~37208~~ 37207	(ADDRESS) Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

A.T. J.T.

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 TOYE D. CHRISTIAN AND MARY SUE CHRISTIAN,TENANTS IN COMMON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOCELYN P. THOMAS AND HUSBAND, AARON THOMAS, 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:

BEGINNING AT AN IRON PIN IN THE MARGIN OF WHITES CREEK PIKE; THENCE ALONG SAID MARGIN S. 36° 11' 40" EAST 184.46 FEET; THENCE S. 53° 43' 16" W. 245.46 FEET; THENCE N. 36° 16' 44" W 42 FEET; THENCE S. 53° 43' 16" W. 85 FEET THENCE S 36° 16' 44" EAST 102.94 FEET; THENCE S 68° 04' 28" W 134.31 FEET; THENCE N. 40° 59' 27" WEST 195.82 FEET; THENCE N 52° 45' 45" EAST 494.33 FEET, TO THE POINT OF BEGINNING, ACCORDING TO A SURVEY OF MICHAEL V. HOLMES AND ASSOCIATES, INC., DATED MAY 18, 1981.

BEING THE SAME PROPERTY CONVEYED TO TOYE D. CHRISTIAN AND MARY SUE CHRISTIAN, TENANTS IN COMMON BY QUITCLAIM DEED FROM TOYE D. CHRISTIAN AND WIFE, MARY SUE CHRISTIAN RECORDED AUGUST 27, 1981 IN BOOK 5788, PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY WAS CONVEYED TO TOYE D. CHRISTIAN AND WIFE, MARY SUE CHRISTIAN BY WARRANTY DEED RECORDED JULY 13, 1981 IN BOOK 5769, PAGE 113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all easements and restrictions as shown of record including those listed in Plat Book 5190, page 546 and Book 7937, page 859, Register's Office for Davidson County, Tennessee.

A.T.
J.T.

unimproved ( )
This is improved (X) property, known as 3836 Whites Creek Pike, Nashville, Tennessee ~~37208~~ 37207
(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 30th day of September, 2005.

Toye D. Christian

Mary Sue Christian

STATE OF Tennessee
COUNTY OF Davidson

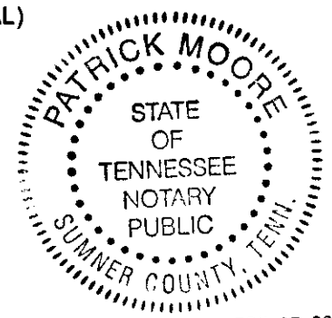
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Toye D. Christian and Mary Sue Christian, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of September, 2005.

Notary Public

My Commission Expires: 4-25-06

(SEAL)



My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903