RECORD & RETURN TO:
03

REALTY TITLE
File Box 48-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/06 14:50 2 pgs
Fees:13.00 Taxes:714.10

20060718-0086678

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July 2006

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON (AFFIX SEAL)

Notary Public

MY COMMISSION EXPIRES 02/03/10

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christoher Bristow	**NEW OWNER**	MAP 126-15B
(NAME)	(NAME)	
8132 Boone Trace		PARCEL 291
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Christina Oliger and husband, Eric L. Oliger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christoher Bristow and wife, Jennifer ~~BRISTOW~~ CAPERS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Section Four, Lexington Point Subdivision of record in Instrument No. 20020116-0006343, Register's Office for said County, to which plan reference is herby made for a more complete and accurate description.

Being the same property conveyed to Christina Oliger and husband, Eric L. Oliger by deed from Beazer Homes Corp., dba Phillips Builders of record in Instrument No. 20021209-0151780, Register's Office for Davidson County, TN.

Subject to restrictions of record in Instrument No. 20001018-0103445; 20010522-0052909; 20020214-0019754 and 20020219-0021065, and Charter of Lexington Point Homeowners Association of record in Instrument No. 20001020-0104424, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Instrument No. 20020116-0006343, said Register's Office.

Taxes for the year 2006 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 8132 Boone Trace, Nashville, TN 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand s this 11th day of July, 2006

Christina Oliger by Eric L. Oliger by Power of Attorney of record in in Instrument No. Register's Office for Davidson County, TN

Eric L. Oliger

20060718-0086677

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 Eric L. Oliger

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 2006.

Commission expires 3-21-09

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

M. NORRIS JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On July 11, 2006, before me personally appeared Eric L. Oliger to me known to be the person who executed the foregoing instrument in behalf of Christina Oliger and acknowledged that he executed same as the free act and deed of said Christina Oliger for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of July 2006.

My Commission Expires:

3-21-09

M. NORRIS JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public