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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/01/06 12:44 3 pgs
Fees:18.00 Taxes:295.63
20060901-0108376

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,900.00
x Cheryl R. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF August 2006

STATE OF TENNESSEE NOTARY PUBLIC
DANIEL L. WISCHHOF
COMMISSION EXPIRES 9/22/07

Notary Public
MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl Rosiejka Smith	Mortgage Lenders of America, LLC	MAP 43-13
(NAME)	(NAME)	
224 Hickory Street	8400 West 110th St., Suite 130	PARCEL 308.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Overland Park, KS 66210	
(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, John G. Christiansen and wife, Rhonda Christiansen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cheryl Rosiejka Smith, Unmarried

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 Number 34, Block D, Crittenden Estates, a subdivision plat of which is of record in Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof of said lot.

BEING the same property conveyed to John G. Christiansen, a married man by Cash Deed for Tennessee dated January 17, 2006, from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development of record by Instrument No. 20060207-0015162 in the Register's Office for Davidson County, Tennessee. By Special Warranty Deed dated Oct. 13, 2005, recorded November 14, 2005, of record at Instrument No. 20051114-0136830, said Register's Office, Aurora Loan Services, conveyed all of its right, title and interest in and to subject property to U.S. Department of Housing and Urban Development; And being the same property conveyed by Quitclaim Deed dated June 23, 2005, of record by Instrument No. 20050804-0091443, Register's Office for Davidson County, Tennessee. Also being the same property conveyed by Trustee's Deed of record by Instrument No. 20041206-0144590, said Register's Office. And being the same property conveyed by Appointment of Successor-Trustee of record by Instrument No. 20041018-0125207, said Register's Office. And being the same property conveyed to Kristy A. Kingston, a single person by Warranty Deed dated June 13, 1997 from William H. Harper, Jr. and wife, Wanda L. Harper, of record in Book

CONTINUED

unimproved ( )
This is improved (X) property, known as 224 Hickory Street, Madison, TN 37115
(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 my hand this 28th day of August, 2006

John G. Christiansen

Rhonda Christiansen

LEGAL DESCRIPTION CONTINUATION

10493, Page 864, said Register's Office.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

Rhonda Christiansen joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which she may have in the herein described property, by virtue of her marriage to John G. Christiansen

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 John G. Christiansen and wife, Rhonda Christiansen

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 Goodlettsville, Tennessee, this 31st day of August 2006.

Commission expires 9/22/07

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 _____ 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