THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1030

Davidson County DEEDWARR
Recvd: 02/08/07 13:35 2 pgs
Fees:13.00 Taxes:170.20
20070208-0016731

Property Address: 1628 Arthur Ave, Nashville, TN 37208 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Christian Properties, Inc.**, existing under the laws of **State of Tennessee**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Warren Armour and Leslie Armour, Husband and Wife,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

The southerly 30 feet of the northerly 40 feet of Lot Number 315 on the plan of McGavock, of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee. Said part of Lot 315 fronts 315 feet on the easterly side of Arthur Avenue, formerly Wetmore Avenue, and runs back parallel lines, 150 feet to an alley.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a Quitclaim Deed from Van E. Christian, dated January 24, 2007, and recorded _____, of record in Instrument No. 20070208-0016730, in the Register of Deeds for the City of Nashville, County of Davidson.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors, successors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

And furthermore, the said Grantor does by these presents bind itself and it's successors to warrant and defend the above granted and bargained premises to the said Grantees, their successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $46,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 24th day of January, 2007.

CHRISTIAN PROPERTIES, INC.

By: Van E. Christian, II, President

By: _____

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 24th day of January, 2007, before me, Spencer R. Talbott, the undersigned officer, personally appeared Van E. Christian, II of Christian Properties, Inc., and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself/herself as President.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public
My Commission expires: 1-23-2011

Grantor's Name, Address, Phone:
Christian Properties, Inc.

Grantees' Name, Address, Phone:
Warren Armour and Leslie Armour
1628 ARTHUR AVE
NASHVILLE, TN 37208

RESPONSIBLE FOR TAXES:
WARREN ARMOUR
1628 ARTHUR AVE
NASHVILLE TN 37208

Map and Parcel No. 81-12-118

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $46,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Wanda Wilmer

Subscribed and sworn to before me this 24th day of January, 2007.

Notary Public
My Commission expires: 6/29/2010

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON