



State of Tennessee
County of Williamson
The actual consideration or value whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of January 2007

My Commission Expires: 11/25/07

THIS INSTRUMENT WAS PREPARED BY
Nations Title Agency 5214 Maryland Way Suite 208 Brentwood, TN 37027

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL:
Jordan C Christie	Countrywide Home Loans	91-13-116
	750 Old Hickory BLVD.	
522 Stevenson Street	#180	
Nashville, TN 37209	Brentwood, TN 37027	

Davidson County DEEDWARR
Recvd: 02/22/07 11:25 2 pgs
Fees:13.00 Taxes:499.50

20070222-0022040

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, Robert Christie, said Grantor does hereby bargain, sell, transfer and convey unto Jordon C. Christie, hereinafter called the Grantee, His heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See attached exhibit "A" for complete and accurate legal description.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as 522 Stevenson Street

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said GRANTEES, their heirs and assigns forever; and we do convenant 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 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 29 day January, 2007.

Robert Christie

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert Christie with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) the within named bargainor being authorized so to do, executed the foregoing instrument for the purposes therein contained..

Witness my hand and official seal at office this 29th day of January, 2007.

My Commission Expires:
10-17-2010

Notary Public



EXHIBIT "A"
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Northerly 50 feet of the Southerly 200 feet of Lot Nos. 174, 175, and 176 on the plan of West Nashville Heights of record in Plat Book 332, page 127, Register's Office for Davidson County, Tennessee.

Said Part of Lot Nos. 174, 175 and 176 front together 50 feet on the Easterly side of Stevenson Avenue and run back between parallel lines which measure 151.7 feet to the rear line which measures 50.0 feet.

Being the same property conveyed to Robert Christie, unmarried, by Warranty Deed from Curtis M. Groves, married, dated April 28, 2006 and recorded May 3, 2006 in Instrument No. 20060503-0051135, and being a portion of the same property previously conveyed to Curtis M. Groves, married, by Warranty Deed from Isaac P. Connor and wife, Cleddie J. Connor, dated September 29, 2005, and recorded September 30, 2005, in Instrument No. 20050930-0117795, and previously conveyed to Isaac P. Connor and wife, Cleddie J. Connor, by Warranty Deed from Don M. Brown and wife, Mary K. Brown, dated February 27, 1981, and recorded March 5, 1981, in Book 5717, page 596, Register's Office for Davidson County, Tennessee.