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. 07-1168

Davidson County DEEDWARR
Recvd: 07/16/07 11:20 2 pgs
Fees:13.00 Taxes:625.30
20070716-0084250

Property Address: 1126 Stockell Street Nashville, TN 37207

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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 **David M. Grant and wife, Alex Grant** hereinafter "Grantee", 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:

Land in Davidson County, Tennessee being Lot No. 96 and the southerly 3 ½ feet of Lot No. 95 on the Plan of the Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantor.

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 deed from Michael S. Petty, married, dated January 31, 2007, and recorded February 5, 2007, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20070205-0014992.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's 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 Grantee, his 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 $169,000.00 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 13th day of July, 2007.

CHRISTIAN PROPERTIES, INC.

By: Van E. Christian, II, President

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 13th day of July, 2007, before me, David Roetger, 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 as President.

Notary Public
My Commission expires: 9.19.09

Grantee's Name, Address, Phone: ← New owner
David M. Grant
1126 Stockell Ave
Nashville, TN 37206

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Map and Parcel No. 071-15-0-346.00

Send Tax Bills To:
Countrywide Home Loans
P.O. Box 961206
Fort Worth, TX 76161

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 $169,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

Subscribed and sworn to before me this 13 day of July, 2007.

Notary Public
My Commission expires: 9.19.09

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.