Davidson County DEEDWARR
Recvd: 01/29/08 10:23 2 pgs
Fees:13.00 Taxes:1056.78
20080129-0009044

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. 07-1480

Property Address: 1601 Douglas Avenue, Unit B, Nashville, TN 37206

---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 **Tisha Morris, an unmarried woman and Allison Edwards, an unmarried woman** 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:

A certain tract or parcel of land located in the 27th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:
Being Lot No. 54 and the west one half of Lot 53 on the Plan of Dr. E.T. Brown's Subdivision of Lots 21 and 26, Brownsville Addition, of record in Book 332, Page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot. Said property fronts together 75 feet on the northerly margin of Douglas Avenue and extends back between parallel lines 170.0 feet to an alley.

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 Joel R. Sullivan and Brett Alden Baier, tenants in commn, dated May 14, 2007, and recorded May 30, 2007, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20070530-0064231.

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 2008 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 $285,615.00 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 18th day of January, 2008.

CHRISTIAN PROPERTIES, INC.

By: Van E. Christian, II, President

By: _____

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 18th day of January, 2008, 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/herself as President.

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

Notary Public
My Commission expires: 9-19-09

Grantees' Name, Address, Phone:
Tisha Morris and Allison Edwards
1601 Douglas Avenue
Nashville, TN 37206

Map and Parcel No.: 083-02-0-175.00

Send Tax Bills to:
Countrywide Home Loans
P.O. Box 660694
Dallas, TX 75266

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 $285,615.00 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 18 day of January, 2008.

Notary Public
My Commission expires: 9-19-09

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