THIS INSTRUMENT PREPARED BY:
Bell Title & Escrow, Inc.
117 Two Mile Pike
Goodlettsville, TN 37072

RECORD AND RETURN TO:
CLOSING & TITLE SERVICES, INC.
533 RIVERGATE PARKWAY
GOODLETTSVILLE, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Brian Christianson	Countrywide Bank	039-00029600
4401 Stenberg Road	801 CRESCENT CENTER DRIVE	
Whites Creek, TN 37189	FRANKLIN, TN 37067	

FOR AND IN 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, Marsha T. Drake and husband, Timothy C. Drake, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brian Christianson and wife, Nicole Christianson, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

This is improved property known as: 4401 Stenberg Road, Whites Creek, TN 37189

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 26th day of February 2008

Marsha T. Drake

Timothy C. Drake

Davidson County DEEDWARR
Recvd: 02/29/08 12:06 3 pgs
Fees:18.00 Taxes:825.10

20080229-0020147

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marsha T. Drake and Timothy C. Drake with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 26th day of February 2008.

E. Keith Bell
NOTARY PUBLIC

My Commission Expires: 02/10/10

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $223,000.00.

Judi Crabtree
Affiant

Subscribed and sworn to before me this 26th day of February 2008.

Ginger Mann
NOTARY PUBLIC

My Commission Expires: 9/20/08

EXHIBIT A

Land in Davidson County, Tennessee, being described as follows:
Beginning at a railroad spike found, as a point of reference, in the centerline of Stenberg Road, at the northwest corner of the Timothy N. Capps property (Instrument No. 20070928 0115961, Register's Office for Davidson County, Tennessee), and being the northeast corner of the Timothy C. Drake and Marsha T. Drake property (Instrument No. 20060327-0034158, Register's Office for Davidson County, Tennessee); thence with the following eight calls along the centerline of Stenberg Road; South 34 degrees 53 minutes 08 seconds West 109.16 feet; South 41 degrees 36 minutes 28 seconds West 77.61 feet; South 46 degrees 10 minutes 01 seconds West 88.21 feet; South 52 degrees 08 minutes 13 seconds West 233.32 feet; South 52 degrees 01 minute 12 seconds West 303.19 feet; South 58 degrees 30 minutes 17 seconds West 81.57 feet; South 69 degrees 00 minutes 00 seconds West 40.21 feet; South 74 degrees 14 minutes 13 seconds West 76.31 feet; thence leaving the centerline of Stenberg Road; South 17 degrees 32 minutes 56 seconds East 25.01 feet to a iron pin set at the TRUE POINT OF BEGINNING of this tract:

Thence South 17 degrees 32 minutes 56 seconds East 550.29 feet to an IRON PIN SET; thence South 72 degrees 27 minutes 04 seconds West 391.60 feet to an IRON PIN SET; thence North 17 degrees 32 minutes 56 seconds West 550.30 feet to a IRON PIN SET in the southerly margin of Stenberg Road; thence with the following three calls along said margin; North 69 degrees 34 minutes 35 seconds East 157.80 feet to an IRON PIN SET; thence North 71 degrees 06 minutes 51 seconds East 107.90 feet to a IRON PIN SET; thence North 77 degrees 10 minutes 58 seconds East 126.56 feet to the TRUE POINT OF BEGINNING of this tract and containing 5.00 acres, more or less, according to a survey by Murray Wall & Company, P.C., 1923 Green Hills Boulevard, Franklin , Tennessee, W. Murray Wall, Surveyor, License No. 1623, dated February 21, 2008, file No. 206608.

Being a portion of the same property conveyed to Marsha T. Drake and husband, Timothy C. Drake by Deed of Correction of record in Instrument No. 20080229 0020146, Register's Office for Davidson County, Tennessee, and originally being the same property conveyed to Steven L. Wright and wife, Martha T. Wright by deed dated July 9, 1996 of record in Book 10116, page 481, Register's Office for Davidson County, Tennessee; the said Steven L. Wright having quitclaimed his interest in a 38.71 acre tract of which the above referenced legal description is a portion of to Marsha T. Wright by deed dated 1/5/99 of record in Book 11281, page 918, Register's Office for Davidson County, Tennessee; the said Marsha T. Wright having quitclaim her interest in a 38.71 acre tract of which the above referenced tract is a portion of to Marsha T. Drake and Timothy C. Drake, wife and husband, by deed dated 3/13/06 of record in Instrument No. 20060327-0034158, Register's Office for Davidson County, Tennessee. The said Marsha T. Wright and Marsha T. Drake are one and the same person.