File No.

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/26/08 10:11 2 pgs
Fees:13.00 Taxes:1387.50

20080326-0030263

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: 1-23-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Talbott Title & Escrow, LLC
213 Ward Circle, Ste 102
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Van E. Christian II	Van E. Christian	105-14-0-082.00
(NAME) 2212 8th Ave South	(NAME) 2212 8th Ave South	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Marcia Ingham, Sharon L. Coggin and Sarah D. St. Charles, as joint tenants with the rights of survivorship,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Van E. Christian II, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1 of Black 4 in Yarbrough's Subdivision of Woodland, a plan of which is recorded in Book 57, Page 155, Register's Office for Davidson County, Tennessee

Said Lot no. 1 fronts 50.0 feet on the east side of 8th Avenue South, formerly Spruce Street and runs back between parallel lines 165.0 feet to a 15.0 feet alley.

Being the same property conveyed to Grantors by virtue of Quitclaim Deed form Mitchell A. Watts, as Trustee, dated June 11, 1996, and recorded July 2, 1996, in the Register of Deeds for the city of Nashville, County of Davidson, in Book 10107, at Page 686.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved _

This is improved _ property, known as 2212 8th Ave South, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, his/her/their heirs and assigns, forever. 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.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness our hands this 7th day of March, 2008.

Michael Scott Chapman
WITNESS

Marcia Ingham
Marcia Ingham

Sharon L. Coggin
Sharon L. Coggin

Sarah D. St. Charles
Sarah D. St. Charles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ **, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson Co., Tennessee, this 7th day of March, 2008.

**Sharon L. Coggin and
Sarah D. St. Charles

My Commission Expires: 1-23-2011

Notary Public

STATE OF Florida
COUNTY OF Brevard

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Marcia Ingham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Indian Harbor Beach, Florida ~~Tennessee~~, this 5th day of March, 2008.

My Commission Expires: 12/02/2010

Notary Public

MICHAEL SCOTT CHAPMAN
Notary Public - State of Florida
My Commission Expires Dec 2, 2010
Commission # DD 614822
Bonded Through National Notary Assn.

File Number: 08-1556

RETURN TO:
Talbott Title & Escrow, LLC
213 Ward Circle, Ste 102
Brentwood, TN 37027