[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Stephanie Christenson		Map/Parcel -
122 McFerrin Ave	SAME	082-12 204.00
Nashville, TN 37206		26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Shadley B. Meier, a married person and Adam B. Meier, an unmarried person** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Stephanie Christenson, an unmarried person**(The "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EAST 100 FEET OF LOT NO. 52 ON THE MAP OF NEILL S. BROWN ADDITION TO EAST NASHVILLE AS OF RECORD IN BOOK 57, PAGE 50, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM LILLIAN GAIL SIMPSON TO SHADLEY B. MEIER, A MARRIED PERSON AND ADAM B. MEIER, AN UNMARRIED PERSON AS RECORDED ON THE 10TH DAY OF NOVEMBER, 2008 IN INSTRUMENT NO. 20081110-0111249; SCRIVENER'S AFFIDAVIT AS RECORDED ON THE 8TH DAY OF DECEMBER, 2008 IN INSTRUMENT NO. 20081208-0118377 AND WARRANTY DEED FROM VELMA LOUISE DOWELL, A MARRIED PERSON TO THOMAS E. KINGSMILL, A SINGLE PERSON AS RECORDED ON THE 25TH DAY OF JANUARY, 1999 IN BOOK 11309, PAGE 604, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following:

1. Taxes for the year 2009, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NEILL S. BROWN TO EAST NASHVILLE, as recorded in Plat Book 57, Page(s) 50, said Register's office.

This is improved property commonly known as: 122 McFerrin Avenue, Nashville, TN 37206

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $151,000.00.

Affiant

Subscribed and sworn to before me this 15th day of May, 2009

Notary Public

ROBERT JOSEPH HILL II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES 11/14/2009

BILL GARRETT, Davidson County
Trans: T20090032320 DEEDWARR
Recvd: 05/15/09 14:12 3 pgs
Fees: 18.00 Taxes: 558.70

20090515-0044945

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of May, 2009.

Shadley B. Meier

Adam B. Meier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2009, before me personally appeared Shadley B. Meier, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

ROBERT JOHN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES.
September 19, 2009

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of May, 2009, before me personally appeared Adam B. Meier, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

ROBERT JOHN NOTIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES. September 19, 2009