This instrument prepared by:
Thomas E. Stewart, Atty.
4705 Gallatin Road
Nashville, Tennessee 37216

BOOK 4443 PAGE 245

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEWIS C. TEASLEY, ET UX	FIDELITY FEDERAL	Map 41-11
(NAME:) 1209 RUGBY DRIVE	(NAME:) 401 UNION STREET	Par. 88
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TENNESSEE	(STREET ADDRESS) NASHVILLE, TENNESSEE 37201	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) *DOLLARS* cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged, including the grantees assuming the unpaid indebtedness as described in Deed Book 2916, page 193, and as amended in Book 4174, page 743, all R.O.D.C.T.; all of which the grantees promise to the grantors to pay as described and agree to hold the grantors harmless from the same. DAN B. ELLER AND WIFE, HELEN J. ELLER *have bargained and sold, and by these presents do transfer and convey unto the said* LEWIS C. TEASLEY AND WIFE, ROMONA TEASLEY, THEIR *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 375 on the Plan of Bellshire Estates, Section "A", of record in Book 2331, pages 115 and 116, Register's Office for said County.

Said Lot No. 375 fronts 110 feet on the southerly side of Rugby Drive and runs back between lines, 347.5 feet on the westerly line and 352.9 feet on the easterly line to a dead line in the rear on which it measures 192 feet.

Being the same property conveyed to Dan B. Eller and wife, Helen J. Eller, by deed from Bellshire Properties, Inc., of record in Book 2699, page 299, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 1209 Rugby Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantees, their *heirs and assigns, forever.*

And we *do covenant with the said* grantees *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.*

And we, the grantors, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 31 *day of* August, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

* Dan B. Eller

* Helen J. Eller

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* DAN B. ELLER AND WIFE, HELEN J. ELLER

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Hendersonville, *Tennessee, this* 31st *day of* August, *19* 70.

My Commission expires Dec 10, 1973 — *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19* .....

.....*Notary Public*

Commission expires .....

STATE OF TENNESSEE:
COUNTY OF Sumner :

The value of the transfer or consideration therefor, is $ 18,750 ~~00~~.

Affiant

Sworn to and subscribed before me,
This the 20 day of August, 1970.

Notary Public
My Commission Expires: Dec 10, 1973

SEP-3 70	CONV	18,750.00			
SEP-3 70	S'TAX		A*	48.62	
SEP-3 70	PR'FEE		A*	.50	
SEP-3 70	W'DEED		A*	3.00	* 52.12

WARRANTY DEED

FROM

DAN B. ELLER, ET UX

TO

LEWIS C. TEASLEY, ET UX

A 88960

IDENTIF. REFERENCE

SEP 3 3 50 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

A Division of

Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

Mail To:
Thomas E. Stewart
P. O. Box 521
Madison, Tennessee 37115