This Instrument Prepared By:
DAVID E. HERBERT
Kelley, Herbert & Crawford
3rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5165 PAGE 705

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
30-92	Mr/Mrs Greg A. Teeple Rt. #1, Burgess Road Whites Creek, TN. 37189	Security Federal Savings &Loan 4235 Hillsboro Road Nashville, Tennessee 37215
FIELD BOOK NUMBER(S) 14D-9850	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) Burgess Road	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

MARY MARGARET BURGESS SANDERS and husband, JAMES E. SANDERS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GREG A. TEEPLE and wife, LISA S. TEEPLE

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being in the 14th Civil District of said County, described according to a survey by John B. Bates, dated June 3, 1977, as follows: BEGINNING at a steel fence post on the west side of Burgess Road, a point and corner in this property's south line also a corner to Paul Teasley & James Larkin; thence crossing the road, south 85 degrees 30' east 346.0 feet to a stake on south side of hollow; thence north 60 degrees east 120.0 feet crossing hollow to a stake by a 20 inch blazed oak tree on hillside; thence north (with C. Givens line for three calls) 930.0 feet to a point; thence west 165.0 feet to a point; thence north along east side of hollow run 1000 feet to an iron pin on the south margin of Old Hickory Blvd by a blazed large oak tree; thence with the south margin of Old Hickory Blvd., for four calls, north 38 degrees 19' west 215.0 feet to a point; thence north north 53 degrees 27' west 125.0 feet to a point; thence north 77 degrees 04' west 150 feet to a point; thence south 73 degrees 26' west 155.0 feet to an iron pin on the south margin of Old Hickory Blvd. also a corner to David Burgess 8.39 more or less acre tract; thence leaving the road and with the David Burgess tract for three calls, south 33 degrees 37' east 912.0 feet to a white walnut tree on west side of hollow; thence south 82 degrees 39' west (crossing a hill) generally with old fence line 548.0 feet to a hickory tree on the west side of hollow in fence line and south of spring house; thence north 56 degrees 28' west 100.0 feet to an iron pin; thence south 4 degrees 40' west (crossing a hill and a hollow and up the east side of hill) 1,200 feet more or less to an iron pin; thence south 64 degrees 15' east 510.0 feet more or less to a steel post the point of beginning. BEING the same property conveyed to Florence L. Burgess by deed from Robert L. Cantrell and wife, as of record in Book 982, page 77, the said Florence L. Burgess having since died intestate, leaving as the only heir-at-law, her daughter, Mary Margaret Burgess Sanders.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except 1977 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 28th day of June, 1977.

James E. Sanders

Mary Margaret Burgess Sanders

BOOK 5165 PAGE 706

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named James E. Sanders and wife, Mary Margaret Burgess Sanders the 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 Nashville, Tennessee, this, the 28th day of June, 1977.

My commission expires: 4/23/78

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF June 19 77

MY COMMISSION EXPIRES: 4/23/78 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

MARY MARGARET BURGESS SANDERS AND HUSBAND

TO

GREG A. TEEPLE AND WIFE

E 11995

IDENTIFICATION REFERENCE

Jun 30 10 45 AM '77

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public