This instrument prepared by:
SCHULMAN, PRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

BOOK 5264 PAGE 478

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William M. Teague	Same	Map 69
c/o Grace N. Teague (NAME)	(NAME)	
3808 Clarksville Highway	Same	Par 44
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37218	Same	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) ---------- *DOLLARS* cash in hand paid and other good and valuable considerations, including the cancellation of any indebtedness owed by me to the said William M. Teague, the receipt of which is hereby acknowledged,

MAR 21 78	CONV	24,000.00			
MAR 21 78	S'TAX		B*	62.40	
MAR 21 78	PR'FEE		B*	.50	
MAR 21 78	W'DEED		B*	6.00	* 68.90

I, GUYTON TEAGUE, a single person, *have bargained and sold, and by these presents do transfer and convey unto the said* WILLIAM M. TEAGUE, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being a tract of land located in the First Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being designated as Tract 1 on a survey made by Southern Land and Associates, Inc., dated August 28, 1974, and revised June 11, 1975, being more particularly described as follows:

Beginning at a point in the easterly margin of Clarksville Highway, said point being 336.20 feet North 24° 48' 57" West, 10 feet North 65° 11' 03" East and 82.12 feet North 24° 48' 57" West from the northwest corner of the Berry property of record in Book 4388, page 950, Register's Office for Davidson County, Tennessee, and being the south corner of the herein described tract; thence along the east margin of Clarksville Highway as follows: North 24° 48' 57" West 13.80 feet to a concrete monument; thence South 65° 11' 03" West 10 feet to a concrete monument; thence North 24° 48' 57" West 74.00 feet to an iron pin; thence with a curve to the right having a radius of 1397.40 feet, 330.62 feet to an iron pin; thence North 78° 44' 25" East 55.00 feet to an iron pin; thence with a curve to the left with a radius of 1342.40 feet, 500.00 feet to a concrete monument; thence North 10° 04' 52" East 3.50 feet to a concrete monument; thence North 79° 55' 08" West, 40.00 feet to a concrete monument; thence North 10° 04' 53" East, 201.18 feet to the centerline

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,000.00

Subscribed and sworn to before me, this the 21st day of March 19 78

J. Guyton Schulman
Affiant

My commission expires: _____ (Affix Seal)

Notary Public

of Whites Creek;thence leaving the east margin of Clarksville Highway along the centerline of Whites Creek, as follows: South 75° 41' 22" East 232.38 feet to a point; thence South 67° 35' 58" East 182.14 feet to a point; thence South 53° 44' 53" East 112.03 feet to a point; thence South 59° 42' 59" East 301.76 feet; thence South 67° 06' 05" East 87.42 feet; thence North 82° 51' 41" East 112.15 feet to a point, said point being the northeast corner of the described tract; thence leaving said centerline of Whites Creek with the westerly margin of the Webb tract, South 20° 48' 39" West 343.57 feet to a point; thence leaving the westerly margin of the Webb tract South 64° 21' 00" West 559.19 feet to a point; thence South 55° 31' 29" West 229.99 feet to the point of beginning, containing 14.79 acres, more or less.

Being part of the property conveyed to Guyton Teague and Grace N. Teague by deed from Alice Abernathy et al of record in Book 1077, page 21, and by deed from Grace N. Teague to Guyton Teague of record in Book 4935, page 372, both in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3810 Clarksville Highway, Nashville, Tennessee 37218
(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 WILLIAM M. TEAGUE, his *heirs and assigns, forever.*

And I *do covenant with the said* William M. Teague *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except by taxes for the year 1978, subject to which this conveyance is executed.

And I, Guyton Teague, a single person, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* William M. Teague, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 20 *day of* March, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Guyton Teague

Guyton Teague, a single person

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Martha Manley ....., a Notary Public in and for said County and State, the within named Guyton Teague, a single person,

.....

.....

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

Witness my hand and official seal at Nashville, Tennessee, this day of March 20, 1978.

Martha Manley Notary Public.

Commission Expires 11-8-80.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., 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.....
day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

RECEIVED FOR RECORD
MAR 21 2 21 PM '78
FELIX Z. HUDSON REGISTER
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

E 5 5 7 0 8