Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Floyd P. Teas and wife, Barbara C. Teas 805 Rodney Drive Nashville, TN 37205	Metropolitan Federal Savings & Loan Assn. 230 Fourth Avenue North, Nashville, TN 37219	115-13 29
This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238		

WARRANTY DEED

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, the receipt and sufficiency of all of which are hereby acknowledged, Hugh David Smith and wife, Mary Lu B. Smith, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Floyd P. Teas and wife, Barbara C. Teas (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. The lien of the Deed of Trust executed by Hugh David Smith and wife, Mary Lu B. Smith, to Charles

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $121,000.00.

Affiant

Subscribed and sworn to before me this 17th day of August, 1981.

Notary Public
My commission Expires: NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Nelson, Jr., Trustee, dated July 20, 1965, of record in Book 3914, page 834, Register's Office for said County.

3. Restrictive covenants of record in Book 3789, page 119, said Register's Office.

4. Owner's certificate and other matters shown upon the Plan of West Meade Hills, Section 8, of record in Book 3600, pages 61 and 62, said Register's Office.

This is improved property, known as 803 (also known as 805) Rodney Drive, Nashville, Tennessee.

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, Grantees' heirs and assigns, forever.

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

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

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 17 day of August, 1981.

HUGH DAVID SMITH

MARY LU B. SMITH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, [signature], a Notary Public in and for said County and State, the within named Hugh David Smith and wife, Mary Lu B. Smith, the bargainors, 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 17th day of August, 1981.

[signature]
Notary Public

My Commission Expires: [illegible]

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of West Meade Hills, Section 8, as of record in Book 3600, pages 61 and 62, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Rodney Drive at the corner of Lots Nos. 215 and 216; thence westwardly with the line between said two lots, 235.26 feet to a point; thence North 8 deg. 22' East, 227.67 feet to a point in the southerly margin of Harriswood Drive; thence eastwardly with said margin of said Drive 256.69 feet to a point which is the beginning of a curve to the right having a radius of 25 feet; thence southeastwardly around said curve 37.86 feet to a point in the westerly margin of Rodney Drive; thence southwardly with said margin of said Drive, 145 feet to the point of beginning.

Being the same property conveyed to Hugh David Smith and wife, Mary Lu B. Smith, by deed from Robert R. Harris et ux, Linnie A. Harris, of record in Book 3911, page 543, Register's Office for Davidson County, Tennessee.

G 5 5 5 4 0

IDENTIF. REFERENCE

AUG 17 3 22 PM '81

FLOYD ALLISON REGISTER
DAVIDSON COUNTY, TENN.

08/17 327.10- CHECK

2724

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5783 PAGE 80

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

121000.00- CO
314.60 CO TX
.50 PRFEE
12.00 WDEED
CHECK 327.10-
2724AC8/17/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65540

IDENTIF. REFERENCE

AUG 17 3 22 PM '81

FILED & RECORDED IN THE OFFICE OF THE REGISTER
DAVIDSON COUNTY, TENN.

No. 838407