File #13311
First Title & Escrow Co., Inc.
File Box 9-B

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9768 PG 7

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William M. Teague (NAME)	SOUTHEASTERN MORTGAGE OF TENNESSEE (NAME)	Map 103-15-A
131 Postwood Place (STREET ADDRESS OR ROUTE NUMBER)	565 Marriott Drive, Suite 250 (STREET ADDRESS)	Parcel 31
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37214-5014 (CITY) (STATE) (ZIP)	Field Bk 8DA60191

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Molly C. Nolen, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William M. Teague and wife, Ann Teague

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 31 on the Plan of Revised Postwood, as of record in Plat Book 5200, page 104, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James B. Nolen and wife, Molly C. Nolen by deed from L. P. Thweatt, Jr. and wife, Margaret A. Thweatt of record in Book 6522, page 86, said Register's Office. James B. Nolen has since died.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5116, page 225, amended in Book 5635, page 706, corrected in Book 5794, page 68 and amended in Book 5910, page 322, and in Book 8240, page 746; (3) Easements of record in Book 5113, pages 667 and 669; (4) By-Laws of record in Book 5116, page 250; (5) Charter of Incorporation of record in Book 5116, page 220; and (6) All matters appearing on the Plan of record in Plat Book 5200, page 104, and approval of amended and substituted Plat of record in Book 5362, page 13 said Register's Office.

IDENTIF. ✦ REFERENCE 0091398

95 AUG 21 AM 10:44
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4512 08/21 0101 03CHECK 1008.00

unimproved ( )
This is improved (X) property, known as 131 Postwood Place, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of August, 19 95

Molly C. Nolen

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9768 PG 8

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Molly C. Nolen

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

Witness my hand at office, this 15th day of August, 19 95.

My commission expires 11/20/96 Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ 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 $ 270,000.00

WM Teague
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 19 95

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

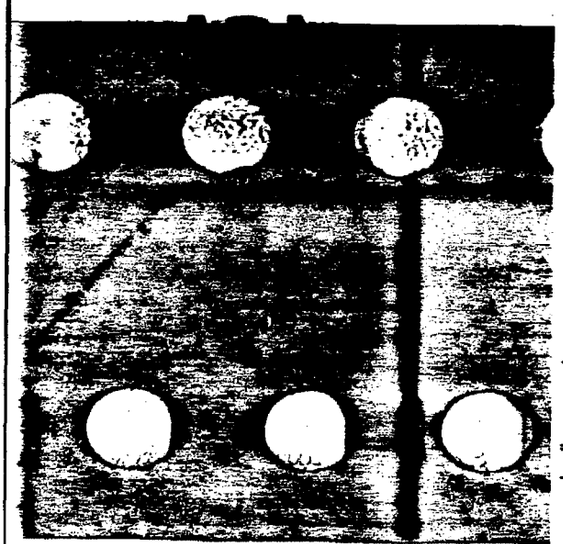
Notary Public

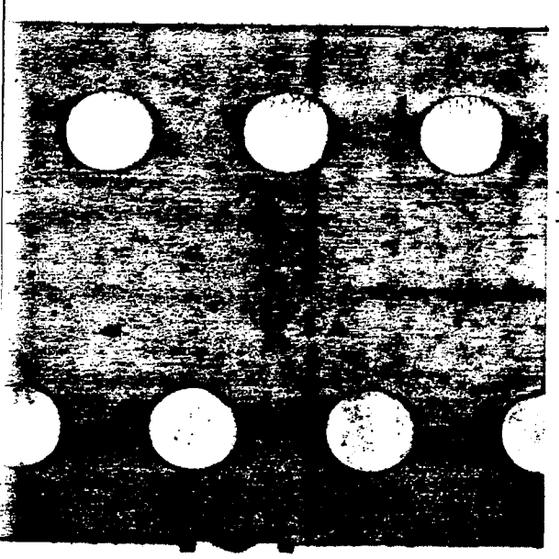
WARRANTY DEED

FROM Molly C. Nolen

TO William M. Teague and wife, Ann Teague

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9768 PG 9

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

CAMT 270000.00
CON TX 999.00
PRFEE 1.00
WDEED 8.00
TOTAL 1008.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1008.00

08/21/95 01 10:49 0001 4512

0091398
IDENTIF. ↑ REFERENCE

95 AUG 21 AM 10:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 943472