BOOK 9817 PG 690

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES 12/2/96

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Thomas E. Templeton	Thomas E. Templeton	119-14-60
(NAME)	(NAME)	
244 Timmons Street	5600 Country Drive #183	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Margaret L. Miles, Virginia A. Austin, David Garner and Terri G. Woods

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas E. Templeton and wife, Josephine P. Templeton and Crystal K. Templeton all as Tenants in Common.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

(Continued)

95 OCT -4 AM 10:43
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE 0108493

Subject to any and all plats, easements, restrictions, and other matters of record.

The Signature of Virginia A. Austin is signed by her duly appointed Attorney-in-fact Margaret L. Miles pursuant to the Power of Attorney recorded simultaneously herewith.

The signature of Terri G. Woods is signed by her duly appointed Attorney-in-fact David Garner pursuant to the Power of Attorney recorded simultaneously herewith.

unimproved ( ) This is improved ( ) property, known as 244 Timmons Street (House Number) (Street) Nashville, TN 37211 (P.O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out, and we 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. 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.

Witness our, hand(s) this 21st day of September, 19 95

Margaret L. Miles
Margaret L. Miles

David R Garner attorney in fact
David Garner

Virginia A Austin by Margaret L Miles Attorney in fact
Virginia A. Austin

Terri G Woods by David R Garner attorney in fact

STATE OF TENNESSEE
COUNTY OF Sumner

BOOK 9817 PG 691

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret L. Miles, ~~Virginia A. Austin~~, David Garner and ~~Lorri Woods~~

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Gallatin, Tennessee, this 21st day of September, 19 95.

Commission expires 12/2/96

Notary Public

STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE
BRIAN L. SMITH

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

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

Commission expires_____

Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Margaret L. Miles, Attorney-in-fact for Virginia A. Austin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledges that she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker to execute this instrument on behalf o f the maker.

Witness my hand, at office, this 21st day of September, 1995.

My Commission Expires: 12/2/96

Notary Public

Enter legal description (continued)
Land in Davidson County, Tennessee, being Lot No. 11 of Block "D" on the Plan of Woodbine Courts, part Two, no of record and described according to a survey by Blanchard & Parrish, Engineers, as follows:

Beginning at a point in the northerly margin of East Timmons Avenue 958.5 Feet east of a concrete monument set in the margin of said Avenue at the beginning of a curve into Simmons Avenue. Said point being the common corner of Lots Nos. 10 and 11; thence northwardly with the line between said two lots 156.5 feet to the corner of Lots Nos. 10, 11, 19 and 20; thence with the line between Lots Nos. 11 and 19 eastwardly 75 feet to the common corner of Lots. 11, 12, 19 and 18; thence with the line between Lots Nos. 11 and 12 southwardly 156.5 feet to the northerly margin of East Timmons Avenue; thence with the margin of said Avenue westwardly 75 feet to the point of beginning.

BEING the same property conveyed to A.L. Gay and wife, Maude P. Gay, by Deed of Record in Book 2083, page 133, Register's Office for Davidson County, Tennessee.

A.L. Gay having since died vesting sole ownership in Maude P. Gay as surviving tenant by the entirety. The said Maude P. Gay having since died vesting ownership in her heirs at law Margaret L. Miles, Virginia A. Austin and Evelyn Gay Garner. The said Evelyn Gay Garner having since died vesting her third interest in her heirs at law David Garner and Terri G. Woods.

State of Tennessee
County of Davidson

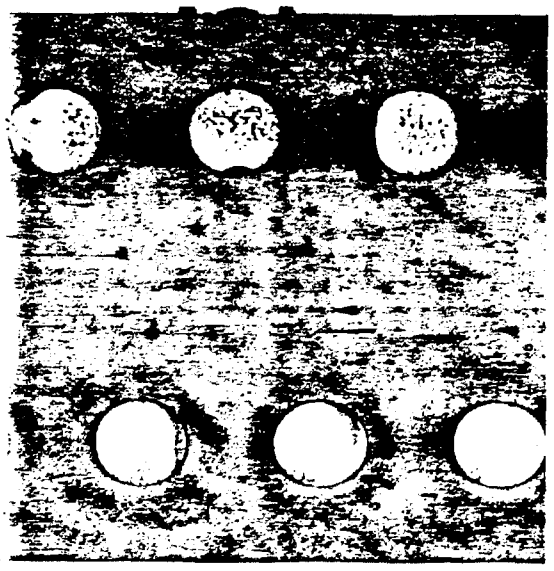
Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named David Garner, Attorney-in-fact for Terri G. Woods, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledge that she is the Attorney-in-fact of the maker or constituent being authorized by the maker, to execute this instrument on behalf of the maker.

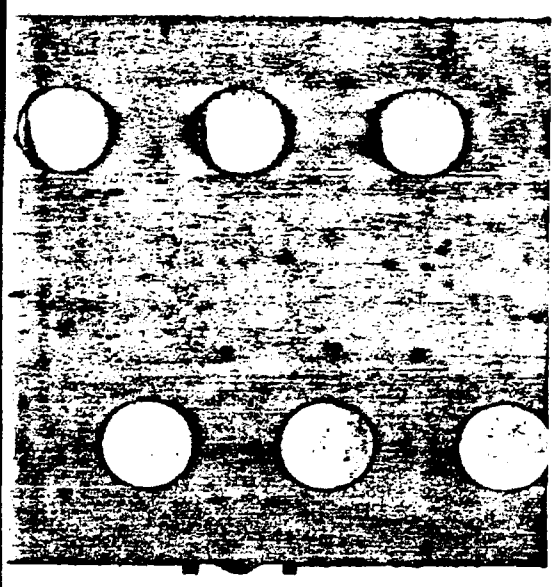
Witness my hand, at office, this 21st day of September, 1995.

My Commission Expires: 12/21/96

Notary Public

2955 10/04 0101 03CHECK 212.00





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

RECEIVED OF _____

FOR _____

BOOK 9817 PG 693

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	54000.00
CDN TX	199.80
PRFEE	1.00
WDEED	12.00
TOTAL	212.80
CHECK	212.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 2815

0108493
IDENTIF. ↑ REFERENCE

95 OCT -4 AM 10:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 961599