[redacted]

Box 1

# WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE BOOK 10175 PG 788
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: October 9, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph C. Teasley | Guaranty Trust Company | 148-8 |
| (NAME) | (NAME) | |
| 4681 Long Branch Drive | 726 S. Church Street | 223 |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Murfreesboro, TN 37133-1218 | 20U-470520 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, James J. Valentini and wife, Susan Valentini

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph C. Teasley, married

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:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Section 9 Terragon Trails of record in Book 5200, Page 85, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James J. Valentini and wife, Susan Valentini by deed of record in Book 5492, Page 292, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of James J. Valentini and wife, Susan Valentini by Darrell Robertson as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10175, Page 787, in the Register's Office for Davidson County, Tennessee.

0220614

IDENTIF. & REFERENCE

96 SEP -3 PM 3:01

FELIX Z. BROWN, REGISTER
DAVIDSON COUNTY, TN.

This is improved ( XX ) unimproved ( ) property, known as 4681 Long Branch Drive, Antioch, TN 37013
(House Number) (Street) (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. 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.

Witness our hands this 30th day of August 1996

James J. Valentini — James J. Valentini
By: Darrell Robertson, Attorney-in-fact
Darrell Robertson, Attorney-in-fact

Susan Valentini — Susan Valentini
By: Darrell Robertson, Attorney-in-fact
Darrell Robertson, Attorney-in-fact

BOOK 10175 PG 789

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James J. Valentini and wife, Susan Valentini

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 Antioch, Tennessee, this 30th day of August 19 96.

Commission expires October 9, 1999

Notary Public

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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_____.

My commission expires _____

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

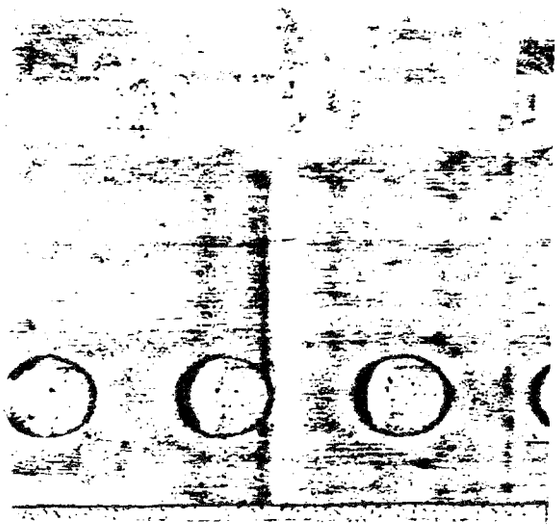
On this 8/30/96 before me personally appeared Darrell Robertson, the person who executed the foregoing instrument on behalf of James J. Valentini and wife, Susan Valentini, and acknowledged that he executed the same as the free act and deed of the said James J. Valentini and wife, Susan Valentini, through Power of Attorney granted him by the said James J. Valentini and wife, Susan Valentini.

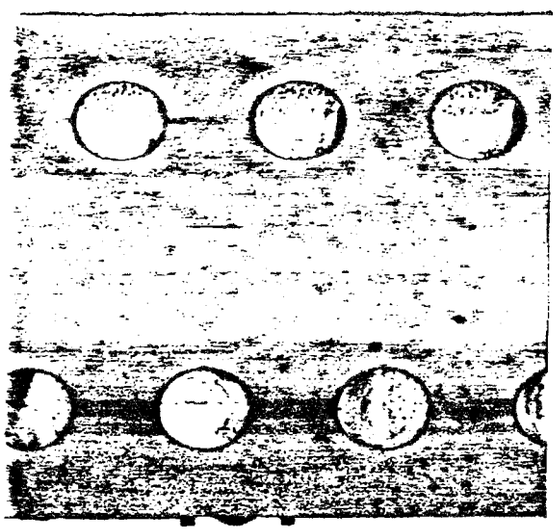
Commission Expires: 10/9/99

Notary Public: Lori Holloway

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

3521 09/03 0101 03CHECK 285.39





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

RECEIVED OF _____

FOR _____

BOOK 10175 PG 790

| | | |
|---|---|---|
| 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 | 74700.00 |
| CON TX | 276.39 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 285.39 |
| CHECK | 285.39 |

09/03/96 01 15:04 0001 3521

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220614
IDENTIF. & REFERENCE

96 SEP -3 PM 3:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1026028