Instr:200003240029924 Page: 1 OF 2
REC'D FOR REC 03/24/2000 10:10:32AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $795.50

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38701) FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23RD DAY OF MARCH, 2000.

Notary Public

MY COMMISSION EXPIRES: 1.28.2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy K. Teaford	Bank of America	83-5-393
1419 Stratton Avenue	P.O. Box 57060	23W-9600
Nashville, TN 37206	Irvine, CA 92619-7060	

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,

BEVERLY A. LOVELL, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEREMY K. TEAFORD AND WIFE, CARRIE B. TEAFORD

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 part of Lot No. 8 on the plan of C. F. Ordway Home Place of record in Book 57, Page 88, Register's Office for Davidson County, Tennessee, and more fully described according to a survey made May 19, 1979, by R. L. Montoya, Tennessee Registered Land Surveyor, No. 697, as follows:

Beginning at a point on the Northerly margin of Stratton Avenue located westwardly 100.0 feet, more or less, from the Westerly margin of North 15th Street, and point also being the southwesterly corner of Gertrude Nixon, et al, property (Book 4488, Page 113, Register's Office for said County); thence with Nixon's westerly property line, northwardly 170.0 feet the Southerly margin of an alley; with said margin, westwardly 50.0 feet to the northeasterly corner of the Catherine Hudgen's property (Book 3769, Page 173, said Register's Office); thence, with Hudgens' Easterly property line, southwardly 170.0 feet to a point on the Northerly margin of Stratton Avenue; thence, with said margin eastwardly 50.00 feet to the point of beginning.

Being the same property conveyed to Betty A. Lovell, unmarried by Warranty Deed from Jerry W. Owens of record in Book 9740, Page 814, Davidson County Register's Office.

Unimproved ( )
This is improved (X) property known as 1419 STRATTON AVENUE, NASHVILLE,T N 37206
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 hand this 23RD day of March, 2000

BEVERLY A. LOVELL

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 Beverly A. Lovell, Unmarried the bargainors 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 Nashville, Tennessee, this 23rd day of March, 2000.

Commission Expires: 9/28/2002

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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 _____, 20_____.

My commission expires:_____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of January, 2000, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2000.

My commission expires:_____ _____

Notary Public