RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38771 FILE BOX "7"

Instr:200004130037389 Page: 1 OF 2
REC'D FOR REC 04/13/2000 12:59:36PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $610.50

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
[illegible]00. $165,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: [illegible]

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires [illegible]

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
NOELLE COLEMAN **1423 GARTLAND AVENUE** **Nashville, Tennessee 37206**	**CHASE MANHATTAN MORTGAGE CORPORATION** **1901 Roxborough Road, Suite 300** **Charlotte, NC 28211**	83-9-321 23W 7755

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, CARRIE C. BANKS TEAFORD and husband, JEREMY K. TEAFORD**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NOELLE COLEMAN**

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. 100 on the plan of the subdivision of Lindsley' s 29 acre tract, as of record in Book 57, Page 66, Register's Office for said County.

Said Lot No. 100 fronts 50 feet on the northerly side of Gartland Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Carrie C. Banks and Jeremy K. Teaford by deed from Ruth I. Kincaid and husband, Joe C. Kincaid of record in Book 9976, page 3, Register's Office for Davidson County, Tennessee. The said Carrie C. Banks and Jeremy K. Teaford are husband and wife, and she is now known as Carrie C. Banks Teaford.

The foregoing is the same legal description as appears in the previous deed of record.

Unimproved ( )
This is improved (X) property, known as **1423 Gartland Avenue, Nashville, Tennessee 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 HANDS THIS 23RD DAY OF MARCH, 2000.

CARRIE C. BANKS TEAFORD

JEREMY K. TEAFORD

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 **CARRIE C. BANKS TEAFORD and husband, JEREMY K. TEAFORD**

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 NASHVILLE, TENNESSEE, this the **23rd DAY OF MARCH, 2000.**

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires July 26, 2003

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 23rd day of March, ~~19~~ 2000, before me personally appeared Carrie C. Banks Teaford and Jeremy K Teaford, to me known to be the person who executed the foregoing instrument in behalf of
as _____ Attorney in Fact, and acknowledged that they executed the same as the free act and deed of the said though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 23rd day of March, 2000.

_____
NOTARY PUBLIC

My Commission Expires:

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires July 26, 2003