Instr:200007140069674 Page: 1 OF 3
REC'D FOR REC 07/14/2000 9:13:14AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $573.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 155,000.00
Thomas K Teachout
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF June, 2000
Notary Public
MY COMMISSION EXPIRES: 4/16/02
(AFFIX SEAL)

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-1506

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas K. Teachout (NAME)	Property Address (NAME)	142-00-0-014.00
7312 Hwy 70 South (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221 (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, Howard H. Morris and Myra Virginia Morris, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas K. Teachout and Cherrie H. Teachout, husband and wife

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 the 9th, formerly the 14th Civil District of Davidson County, Tennessee, being more particularly described according to a survey by Campbell Surveying Company, Inc. dated July 21, 1987.

Beginning at a point in the northerly margin of Highway 70 S and at the south westerly corner of property conveyed to Maurice E. Tidwell in Book 6834, Page 845, thence along the northerly margin of Highway 70 S in a westerly direction, a distance of 85 feet to a point in said margin of Highway 70 S and corner to property of Old acquired at Book 4368, Page 203. Thence with Old's northerly line in an northwesterly direction, a distance of 254 feet to a point in the southerly line of Maurice E. Tidwell, (Book 6834, Page 845); thence with Tidwell's line in a northeasterly direction, a distance of 85 feet to point in the line of Maurice E. Tidwell, et ux (Book 6834, Page 845), thence with Tidwell's westerly line in a southeasterly direction, a distance of 254 feet to the point of beginning.

Together with all of the rights of the Grantor under a grant of permanent easgement for ingress which is of record in Book 7308, Page 762, Register's Office for Davidson County, Tennessee.

Being that same property conveyed to Howard H. Morris and Myra Virginia Morris, husband and wife by deed from Sarah Elizabeth Old of record in Book 7322, Page 146, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the

CONTINUED

unimproved ( )
This is improved (X) property, known as 7312 Hwy 70 South, Nashville, Tennessee 37221
(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 hand s this 28th day of June, 2000

Howard H. Morris

Myra Virginia Morris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard H. Morris and Myra Virginia Morris

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 Brentwood, Tennessee, this 28th day of June, 2000.

Commission expires 4/16/02

Notary Public

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

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 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 _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____

My commission expires _____

Notary Public

plan of record; 6) All applicable government and zoning regulations.