Instr:200007190071509 Page: 1 OF 2
REC'D FOR REC 07/19/2000 4:02:37PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $259.00

WARRANTY DEED

TEAGUE-H00155

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Lula M Teague
Affiant

Subscribed and sworn to before me, this 10th DAY OF July, 2000.

Notary Public

MY COMMISSION EXPIRES: July 16, 2004

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

~~THIS INSTRUMENT WAS PREPARED BY:~~

Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lula M. Teague an unmarried woman	Union Planters Bank, National	147-08-216
(NAME)	(NAME)	
112 Lanewood Court	P.O. Box 1785	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Memphis, Tn. 38101-1785	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ERWIN KAEGI AND WIFE BRIDGET KAEGI, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto LULA M. TEAGUE AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Being Lot No. 41 on the Plan of Section 4, Beverly Heights, as of record in Plat Book 5200, page 263, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Erwin Kaegi and Bridget Kaegi by Deed from Arthur Sue S. Atwood Moore and Sally K. Smith of record in Book 10369, page 361, said Register's Office.

unimproved ( )
This is improved (X) property, known as 112 Lanewood Court, Nashville, Tennessee 37211
(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 my/our hand(s) this 10th day of July, 2000.

Erwin Kaegi

Bridget Kaegi

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Melissa D. Rogers, a Notary Public in and for said County and State, the within named Erwin Kaegi and wife Bridget Kaegi, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of July, 2000.

My Commission Expires: 3/25/01

Melissa D. Rogers
Notary Public

MELISSA D. ROGERS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires MAR. 25, 2001

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 10th day of July, 2000.

My Commission Expires _____

_____
Notary Public

AFTER RECORDING PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075