63

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 240,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of November, 2000.

My commission expires: My Commission Expires 7-26-03

Notary Public

Davidson County DEEDWARR
Recvd: 11/08/00 15:53 2pgs
Fees:11.00 Taxes:888.00
20001108-0111283

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: TRANSCONTINENTAL TITLE CO. 2630 Elm Hill Pike, Ste, 100 Nashville, TN 37214
401 ROWLING AVE. # 61 NASHVILLE, TN 37205	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 104-13-A/34

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

THE JOSEPHINE EVELYN KNOTTS LIVING TRUST, DATED SEPTEMBER 17, 1997

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

MERRILY AUSTIN TEASLEY , A SINGLE WOMAN

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING BUILDING SITE NO. 34, UNIT NO. 61 ON THE SITE PLAN OF SECTION ONE, RICHMEADE PLACE, OF RECORD IN BOOK 4860, PAGE 44, REGISTER'S OFFICE FOR SAID COUNTY, WHICH PLAN AND RECORD THEREOF ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

BEING THE SAME PROPERTY CONVEYED TO THE JOSEPHINE EVELYN KNOTTS LIVING TRUST, DATED SEPTEMBER 17, 1997, BY QUIT-CLAIM DEED FROM JOSEPHINE EVELYN KNOTTS, DATED SEPTEMBER 17, 1997, AND RECORDED DECEMBER 11, 1997 IN BOOK 10718, PAGE 108, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JOSEPHINE E. KNOTTS, BY DEED FROM ROBERT F. DENDY AND LISA R. SILVER OF RECORD IN BOOK 9425, PAGE 558, SAID REGISTER'S OFFICE.

Property Address: 401 ROWLING AVE. # 61, NASHVILLE, TN 37205

This conveyance is made subject to:

1. 20__ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book ____, page ____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 2nd day of November, 2000.

Josephine Evelyn Knotts

_____

_____

_____

State of Tennessee
County of Davidson

On this 2nd day of November, 2000, before me personally appeared Josephine Evelyn Knotts to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal,
My Commission expires:

NOTARY PUBLIC LARGE DAVIDSON COUNTY

My Commission Expires 7-26-03

_____
Notary Public

WARRANTY DEED

The preparer of this Deed makes no representaion as to the status of the title of the property described herein, or as to the accuracy of description.