# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st Day of July, 2001.

Notary Public

MY COMMISSION EXPIRES: 1/26/05

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lynette Teubner | Mortgage Investors Group | 98 |
| (NAME) 6149 Hampton Hall Way | (NAME) 8320 East Walker Springs Lane, Suite 200 | 5A |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Knoxville, Tennessee 37076 | 34 |
| (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 considerations, the receipt of which is hereby acknowledged, we, **Peggy J. Curry, married**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lynette K. Teubner, unmarried** herereinafter called the GRANTEE(S), 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. 147 on the plan of Hampton Hall, Section 1, of record in Book 9700, Pages 290 and 291, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Peggy J. Curry, unmarried, by Warranty Deed of record in Book 11051, page 535, Register's Office of Davidson County, Tennessee.

Subject to any and all matters as shown on plat of record in Plat Book 9700, pages 290 and 291 of the Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 10278, page 257; Deed Book 10301, page 184; Deed Book 10444, Page 460; Deed Book 10460, Page 947; all of the Register's Office of Davidson County, Tennessee.

Subject property has never been the primary residence of the spouse of Peggy J. Curry.

This is unimproved ( )
improved( xxx ) property, known as 6149 Hampton Hall Way Hermitage TN 37076
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 31st Day of July, 2001.

Davidson County DEEDWARR
Recvd: 08/14/01 10:10 2pgs
Fees:13.00 Taxes:573.13
20010814-0087443

Peggy J. Curry

STATE OF TENNESSEE )
) ss:
COUNTY OF DAVIDSON )

Before me, the undersigned Notary Public, personally appeared Peggy J. Curry, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st Day of July, 2001.

Carol T. Baker
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/26/05

