PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *wilkinsandivey@bellsouth.net*

W & I Ref: (st) Title No: 42874
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/28/01 16:15 2pgs
Fees:13.00 Taxes:425.50
20010928-0105351

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Treasa J. Brown 6303 Henry Ford Drive Nashville, TN 37209	SAME

TAX MAP-PARCEL NUMBERS: 90-12-136

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 115,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jimmie J. Teitloff and spouse, Sonja C. Teitloff,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Treasa J. Brown,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 179 on the Plan of Charlotte Park Section II of record in Book 2663, Page 23, Register's Office for said County.

Said Lot No. 179 fronts 78.0 feet on the southwesterly margin of Henry Ford Drive and extends back 155.0 feet on the northwesterly line and 157.8 feet on the southeasterly line to a dead line in the rear, measuring 46.0 feet thereon.

Being the same property conveyed to Jimmie J. Teitloff and wife, Sonja C. Teitloff by deed from W.J. Driver, administrator of Veteran's Affairs of record in Book 4188, Page 117, Register's Office for Davidson County, Tennesse.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2663, Page 23, said Register's Office, which Plan shows a 40 foot minimum building setback line from Henry Ford Drive and a 10 foot easement for public utility purposes along the northwesterly line(s); An easement for public utility purposes along the rear portion of said lot, of undertermined width, together with a sewer line lying therein.

This is improved property, known as: 6303 Henry Ford Drive, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of September, 2001.

Jimmie J. Teitloff

Sonja C. Teitloff

State of Tennessee
County of Davidson

On this 17th day of September, 2001, before me the undersigned authority, personally appeared **Jimmie J. Teitloff** and **Sonja C. Teitloff**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

NOTARY PUBLIC AT LARGE

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 115,000.00

Affiant

Sworn and subscribed before me on the 17th day of September, 2001.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE

My Commission Expires 7/20/2003