PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(ST) Title No: 43668
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/05/02 08:12 2pgs
Fees:13.00 Taxes:1624.30
20020805-0093147

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mark D. Thomas Deborah H. Thomas 131 Wentworth Ave. Nashville, Tennessee 37205	Crescent Bank and Trust Company 115 Perimeter Center Place, Suite 1 Atlanta, Georgia 30346

TAX MAP-PARCEL NUMBERS: 116-16-B-014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$439,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Horace W. Teague and spouse, Maureen E. Teague**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark D. Thomas and spouse, Deborah H. Thomas** 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, Tennessee, being Lot No. 14 on the Plan of Second Revision, the Iroquois of Nashville of record in Book 6900, Pages 61 & 62 (amended by Surveyor's Certificate of Correction in Book 8475, Page 511, Register's Office for said County.

Said Lot No. 14 fronts 66.0 feet on the westerly margin of Wentworth Avenue and extends back 116.13 feet on the northerly line and 124.80 feet on the southerly line to a dead line in the rear, measuring 65.33 feet thereon.

Being the same property conveyed to Horace W. Teague and wife, Maureen E. Teague by deed from E. Mason Rudolph, II and wife, Kelly Rudolph of record in Book 9454, Page 955, Register's Office for Davidson County, Tennessee.

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 6900, Pages 61 & 62, amended by Surveyors Certificate of Correction in Book 8475, Page 511, said Register's Office, which Plan shows a 20 foot minimum building setback line from Wentworth Avenue together with a designated building site, and a 10 foot easement for public utility and drainage and access purposes along a portion of the southerly line of said lot, widening to 20 feet at the southwesterly corner; The Declaration of Covenants, Conditions and Restrictions of record in Book 6657, page 683, Book 6684, page 243, Book 6820, Page 732, Book 7523, Page 828, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 131 Wentworth Avenue, Nashville, Tennessee 37205

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 29th day of July, 2002.

Horace W. Teague

Maureen E. Teague

State of TENNESSEE
County of DAVIDSON

On this 29th day of July, 2002 , before me the undersigned authority, personally appeared Horace W. Teague and Maureen E. Teague , 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

My Commission Expires MAY 30, 2004

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $439,000.00

Affiant

Sworn and subscribed before me this the 29th day of July, 2002

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2004