WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/14/03 15:59 2pgs
Fees:13.00 Taxes:66.60

20030114-0005984

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 2003

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS K. TEACHOUT	AVALON PARTNERS	MAP 142-7
(NAME)	(NAME)	
7316 Hwy. 70 S	916 HARPETH VALLEY PLACE	PARCEL 15.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	NASHVILLE, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, AVALON PARTNERS, A TN GENERAL PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS K. TEACHOUT AND WIFE, CHERRIE H. TEACHOUT

HEREINAFTER CALLED THE GRANTEES, 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. 32, on the plan of Cross Timbers, Section II, of record in Book 3700, Page 92, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to AVALON PARTNERS, A Tennessee General Partnership, by Deed from Marilyn B. Handsel, as the Sole Heir at Law of Andrew W. Burns, Deceased; William V. Parrish, as the Sole Heir at Law of Anna Louise Hunt, Deceased; William Allen Weller, III and Myra Virginia Weller Morris, as Sole Heirs at Law of Myra Vance Weller, Deceased; Mary Frances Hudgens; and William Van Parrish, Trustee for the Sarah E. Old Trust, of record in Instrument No. 20021107-0137700, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 4064, page 909, as amended in Book 4318, page 652, and in Book 5425, page 362, any and all matters as shown on the plan of record in Plat Book 3700, page 92, all of Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as 7316 Hwy. 70 S. Nashville, TN 37221
(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 hand this 10th day of January, 2003

AVALON PARTNERS, A TN GENERAL PARTNERSHIP
By:
HUNTER MCDONALD, III, MAN'G GEN PARTNER

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared HUNTER MCDONALD, III and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the MAN'G GEN PARTNER and _____ respectively of the AVALON PARTNERS the within named bargainor, and corporation, and that he as such MAN'G GEN PARTNER 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 HUNTER MCDONALD, III as such MAN'G GEN PARTNER, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 10th day of January, 2003 .

My commission expires May 28, 2003

_____
Notary Public