WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,000.00

Bryan Teel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd ~~DAY OF~~ May, 2003

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan L. Teel (NAME)	Same (NAME)	075-12-00-C-
737 Tulip Grove Rd. #102 (ADDRESS)	(ADDRESS)	016.00CO
Hermitage, TN 37076 (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, Peter T. Van Hoven and wife, Kelly J. Van Hoven

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bryan L. Teel, unmarried and Susanne K. Teel, unmarried, as joint tenants with full rights of survivorship

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. 102 on the Resubdivision of Phase One, Brookside Park Townhomes, a horizontal property regime with private elements, of record in Instrument #200007180070532, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Peter T. Van Hoven and wife, Kelly J. Van Hoven by deed dated 01-31-01, from NVR, Inc. A Virginia Corp, Successor by Merger to Fox Ridge Homes, Inc., filed for record on 02-15-01, in Instrument No. 200102150014536, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Plan of record in Instrument #200001070002402, Register's Office for Davidson County, Tennessee; (2) Easement for Metro Government of record in Book 4126, page 977, Register's Office for Davidson County, Tennessee; (3) Restrictive Covenants contained in instrument of record in Book 11653, page 251 and in Instrument #200007180070532, Register's Office for Davidson County, Tennessee; (4) By-Laws of record in Book 11653, page 273, Register's Office for Davidson County, Tennessee; (5) Homeowner's Association Charter of record in Book 11653, page 249, Register's Office for Davidson County, Tennessee; (6) all other easements and restrictions found of record in said Register's Office; (7) all applicable governmental and/or zoning regulations; (8) taxes that pro-rated as of the date of closing and assumed by the Grantee herein.

Davidson County DEEDWARR
Recvd: 06/02/03 15:21 2pgs
Fees:13.00 Taxes:466.20

20030602-0074830

unimproved ( )
This is improved (X) property, known as 737 Tulip Grove Rd. #102, 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 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 our hand s this 22nd day of May 2003

Peter T. Van Hoven

Kelly J. Van Hoven

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter T. Van Hoven and wife, Kelly J. Van Hoven

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 22nd day of May 2003.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

HUGH B. SHOULDERS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JUN. 28, 2005