6320
Box 13

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: (GJ) Title No: 45007

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/27/03 14:23 2pgs
Fees:13.00 Taxes:444.00
20030827-0124637

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael Teague 324 Blackman Road Nashville, Tennessee 37211	Michael Teague 324 Blackman RD. Nashville, TN. 37211

TAX MAP-PARCEL NUMBERS: 147-5-115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$120,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Brenda J. Elsner, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Teague** AND WIFE BASHTY TEAGUE 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. 80 on the Plan of Caldwell Hall, Section One, revised, of record in Plat Book 2900, pages 57, 59 and 59, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Brenda J. Elsner, unmarried by deed from Karen D. McGuire, unmarried of record in Book 9239, page 356, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2900 Page 57, 58 and 59, said Register's Office.

This is improved property, known as: 324 Blackman Road, Nashville, Tennessee 37211

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 18th day of August, 2003 .

Brenda J. Elsner

Brenda J. Elsner

State of TENNESSEE

County of WILLIAMSON

On this 18th day of August, 2003 , before me the undersigned authority, personally appeared **Brenda J. Elsner** , 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.

My Commission Expires MAY 30, 2004

Notary

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

My Commission Expires MAY 30, 2004

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $120,000.00

Affiant

Sworn and subscribed before me this 18 day of August, 2003

Notary Public

My Commission Expires: 5/28/06

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006