THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22150-12-2003** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $87,000.00. Affiant Subscribed and sworn to before me this 23rd day of December, 2003. Notary Public My Commission Expires:_____

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006

WARRANTY DEED

Address New Owner: Sarah L. Sanders James Matthew Teague 3613 Brush Hill Court Nashville, TN 37216	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.062.13 Parcel No. 020.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Fredrick Edward Takacs**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah Lynn Sanders, unmarried and James Matthew Teague, unmarried** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 3613 Brush Hill Court, Nashville, TN, 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of December, 2003.

Fredrick Edward Takacs

Davidson County DEEDWARR
Recvd: 01/02/04 15:44 2pgs
Fees:13.00 Taxes:321.90

20040102-0000861

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Fredrick Edward Takacs**, 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, at office, this 23rd day of December, 2003.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

EXHIBIT "A"

Land in Davidson, Tennessee, being Lot No 5 on the Plan of Map showing subdivision of part of Lot No. 28 in Riverwood Subdivision, as of record in Plat Book 843, page 11, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Fredrick Edward Takacs by Quitclaim deed dated 10/12/88 from Helen Takacs of record in Book 7679, page 693, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR
3) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4211, page 194, Register's Office for Davidson County, Tennessee.
4) All matters appearing on the Plan of record in Book 843, page 11, Register's Office for Davidson County, Tennessee.