Davidson County DEEDWARR
Recvd: 12/07/04 11:19 3pgs
Fees:18.00 Taxes:880.60

20041207-0145649

# WARRANTY DEED

Please return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 238,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 25, 2006

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Grant Davidson (NAME) | Same (NAME) | MAP 171-3B |
| 641 Old Hickory Blvd., #54 (ADDRESS) | (ADDRESS) | PARCEL 150 |
| Brentwood, TN 37027 (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, Maridee E. Carter Teeter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Grant Davidson and wife, Jennifer Davidson

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 Unit 66, Townhomes of Fredericksburg, Phase 1, Section 3, according to a plat of record in Book 9700, page 458, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.

Being the same property conveyed to Maridee E. Carter by deed from Jane E. Futrell of record in Instrument No. 20020508-0056592, Register's Office for Davidson County, TN. The said Maridee E. Carter having since married and now being Maridee E. Carter Teeter.

Laurence G. Teeter, Jr. joins in this conveyance to convey any interest he may have as the husband of Maridee E. Carter Teeter.

Subject to Restrictions and By-Laws of record in Book 8920, page 65; Book 9500, page 393; Book 9860, page 840; Book 10224, page 683; Book 10294, page 850; Book 10694, page 541; Book 11682, page 75; Book 10126, page 435; Book 10224, page 683; Book 11550, page 531; Instrument No. 20000718-0070558; Book 8920, page 45; Book 10694, page 539; Book 10126, page 486; Book 10275, page 959; Book 11550, page 554, said Register's Office.

This conveyance is subject to any and all existing easements of record and to

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 641 Old Hickory Blvd., #54, Brentwood, TN 37027
(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 30th day of November, 2004

Maridee E. Carter Teeter
Maridee E. Carter Teeter

Laurence G. Teeter, Jr.
Laurence G. Teeter, Jr.

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 Maridee E. Carter Teeter and Laurence G. Teeter, Jr.

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~t~~they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of November 2004.

Commission expires 3-26-05

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, execute 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

LEGAL DESCRIPTION CONTINUATION

all matters shown on the plan of record in Book 9700, page 485, said Register's Office.

The legal description is the same as the previous deed of record.