WARRANTY DEED

STATE OF TENESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2005.

Notary Public

MY COMMISSION EXPIRES: September 13, 2008.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires 9-13-08

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
379 EAST MAIN STREET
HENDERSONVILLE, TN 37075

Davidson County DEEDWARR
Recvd: 07/29/05 12:13 2 pgs
Fees:13.00 Taxes:525.40

20050729-0088937

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Richard Teel	Mortgage Investors Group	
(NAME)	(NAME)	
2209 Cabin Hill Road	417 High Street	73-07-32
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Maryville, TN 37804	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20051922

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Teresa Buckles and husband, Michael E. Buckles**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **James Richard Teel, unmarried,** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2209 Cabin Hill Road, Nashville, TN 37214

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of July, 2005.

Teresa Buckles

Michael E. Buckles

STATE OF TENESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Teresa Buckles and Michael E. Buckles, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Teresa Buckles executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of July, 2005.

Commission Expires: September 13, 2008

Notary Public

ERNESTINE NOEL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires 9-13-08

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 475 on the Plan of Sunset View, Section VII, as of record in Book 2900, Page 109, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Teresa Buckles by Deed from Michael E. Buckles dated May 20, 1986 of record in Book 6868, Page 408, Register's Office for Davidson County, Tennessee. And also being the same property conveyed to Michael E. Buckles and wife, Teresa Buckles by deed dated February 4, 1986 of record in Book 6787, Page 158, in the Register's Office for Davidson County, Tennessee.