Davidson County DEEDWARR
Recvd: 08/15/05 09:21 3 pg:
Fees:18.00 Taxes:453.25
20050815-0096074

This Instrument Prepared By:
Rebecca T. Garland, ATY
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Brad L. Teague
8300 Sawyer Brown Road, Q-302
Nashville TN 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Mortgage, Inc.
201 Fourth Avenue North, 7th Floor
Nashville, TN 37219

MAP	**142**
GROUP	**B**
PARCEL	**89.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Gary F. Dillard and Thomas M. Cartwright,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto **Brad L. Teague and David C. Teague, as joint tenants with right 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:

See attached Exhibit "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **8300 Sawyer Brown Road, Nashville, Tennessee 37221.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hands this the **2nd** day of **August, 2005.**

Gary F. Dillard

Thomas M. Cartwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Gary F. Dillard and Thomas M. Cartwright**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of August, 2005.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $122,500.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of August, 2005.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

Exhibit "A"

A certain condominium apartment in Davidson County, Tennessee being Unit No. Q-302 together with carport designated Q302-C on the Plan of River Plantation, Section 3, of record in Book 4675, pages 75-77 and amended in Book 4675, page 103, Register's Office for Davidson County, Tennessee and to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Gary F. Dillard and Thomas M. Cartwright by deed from Michael D. Hawkins, of record in Instr. No. 20050603-0063723, said Register's Office.