Davidson County DEEDWARR
Recvd: 08/22/05 15:17 2 pgs
Fees:13.00 Taxes:585.20

20050822-0099953

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,163.00.

Stephanie Doth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 2005.

Notary Public
MY COMMISSION EXPIRES 6-26-07
File No. G5-7000D

KRIS MORSS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jeffrey Teeple and wife, Jennifer Teeple (NAME)	(NAME)	91-12-251
621 40th Ave N. (STREET ADDRESS	(STREET ADDRESS)	
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Patricia Wright and Charlotte Thorn**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Teeple and wife, Jennifer Teeple** 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:

Being Lot No. 11 on unrecorded plan of Mary Harwell's land, being part of Lot No. 12 on the Plan of Clifton, as of record in Book 21, page 35, Register's Office for Davidson County, Tennessee, described as follows: Beginning on the westerly margin of 40th Avenue North formerly Clifton Avenue to a point 495 feet from the northerly margin of Correy Street; thence with the westerly margin of said avenue north 50 feet; thence westerly parallel with Correy Street 200 feet to the easterly margin of an alley; thence with said alley southerly 50 feet to a point; thence westerly 200 feet to the beginning.

Being the same property conveyed to Patricia Wright and Charlotte Throne, tenants in common with right of survivorship by Deed from Gilbert S. Bullington, an unmarried man, dated November 29, 2001, of Record as Instrument #20020213018984, Register's Office for Davidson County, Tennessee.

Charlotte Thorn and Charlotte Throne is one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
unimproved ( )
This is improved (XX) property, known as 621 40th Ave N., Nashville, TN 37209.

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. Whenever 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/our hand(s) this 4th day of August, 2005.

Patricia Wright

Patricia Wright

Charlotte Thorn

Charlotte Thorn

STATE OF TENNESSEE

COUNTY OF Davidson }

NOTARY PUBLIC AT LARGE GARDNER COUNTY, TENN.

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Patricia Wright and Charlotte Thorn, the bargainor(s), with whom Iampersonally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of August, 2005.

My Commission Expires: 10/18/04

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of August, 2005.

My Commission Expires:_____

Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of August, 2005.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066