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. 24618-08-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me this 22nd day of August, 2005. Notary Public My Commission Expires: May 23, 2008

WARRANTY DEED

Address New Owner: David Matthew Teague Martha Hutchinson Teague 5206 Idaho Avenue Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.103-3 Parcel No. 063.00

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, **Winton Michael Elliott**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Matthew Teague and wife, Martha Hutchinson Teague** ("Grantee"), 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 5206 Idaho Avenue, Nashville, TN 37209

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 22nd day of August, 2005.

Winton Michael Elliott

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 22nd day of August, 2005.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 08/25/05 12:09 2 pgs
Fees:13.00 Taxes:925.00
20050825-0101595

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

EXHIBIT "A"

Being part of Lot No. 20 on the Plan of The Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition of record in Book 421, page 19, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Being the same property conveyed to Winton Michael Elliott, unmarried by deed dated 04/08/05 from Charles Kown and wife, Robyn Kown, f/k/a Robyn Caldwell of record in Instrument No. 20050412-0040462, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, page 18, Register's Office for Davidson County, Tennessee.