Return to: FirstTitle and Escrow Company, Inc.
File Number 26767 Box 9B

RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 9/16/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/05/06 12:50 2 pgs
Fees:13.00 Taxes:695.60
20060905-0109213

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Self and wife, Mary C. Self	Mortgage Investors Group	
(NAME)	(NAME)	
4802 East Longdale Drive	8320 E. Walker Springs Lane	Map 147.01
(ADDRESS)	(ADDRESS)	Parcel 260.00
Nashville, TN 37211	Knoxville, TN 37923	
(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, **ELLIOTT W. TEAGUE, UNMARRIED**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOHN P. SELF AND WIFE, MARY C. SELF**, 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, TN, being Lot No. 182 on the Plan of Section One (Revised) Caldwell Hall, of record in Book 2900, Pages 57, 58 & 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elliot W. Teague, unmarried, from Matthew C. Anderson and wife, Rebecca Anderson, by Warranty Deed dated May 31, 2002, recorded June 7, 2002, of record in Instrument No. 200206070069595, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4802 East Longdale Drive, Nashville, TN 37211

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 our hands this 30th day of August, 2006.

Elliott W. Teague by Chris L. Cantrell his attorney in fact

Elliott W. Teague by Chris L. Cantrell,
his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Chris L. Cantrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Elliott W. Teague, and who acknowledged that he/she executed the same as the free act and deed of Elliott W. Teague.

In witness whereof, Chris L. Cantrell as attorney-in-fact for Elliott W. Teague, pursuant to Power of Attorney recorded in Instrument No. 20060905 - 0109212, Register's Office for Davidson County, Tennessee, does hereby authorize and sign on behalf of Elliott W. Teague this 30th day of August 2006.

Commission expires: 9/16/09

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Jai Kehew
Notary Public