Davidson County DEEDWARR
Recvd: 12/18/06 10:43 2 pgs
Fees:13.00 Taxes:451.40
20061218-0155448

WARRANTY DEED

JAMIE CRUTCHFIELD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,000.00

Mable D. Teague
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2006

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/31/07

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mable D. Teague	CTX Mortgage Company	Map 136
3836 Priest Lake Drive	216 Centerview Drive, Suite 233	Group 03-0-C
Nashville, TN 37217	Brentwood, TN 37027	Parcel 51.00-CO

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 hereby acknowledged, we

Ralph D. Peeler and wife, Nathalie G. Peeler NGP

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Mable D. Teague, unmarried

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, Tennessee, being Unit No. 1, located on Lot 12 of Section One, Heritage Village of Priest Lake Park Condominiums, of record in Book 4860, Page 98, said Register's Office, and by Master Deed of record in Book 5097, Page 855, as amended in Book 5192, Page 243, and amended again in Book 5292, Page 747, and further amended in Book 5292, Page 749, said Register's Office, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Ralph D. Peeler by deed from Richard D. Summers and wife, Donna J. Summers, of record in Book 5685, Page 5, dated November 26, 1980, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5097, Page 855; Book 5192, Page 243; Book 5292, Page 747; Book 5292, Page 749; and Book 5459, Page 679 Register's Office for said County.

This conveyance is made subject to all matters appearing on the Plan of record in Book 4860, Page 98, said Register's Office.

The said Nathalie E. Peeler joins in this conveyance to convey any and all marital interest he/she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3836 Priest Lake Drive, Nashville, TN 37217

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 my hand this 15th day of December, 2006.

Ralph D. Peeler
Ralph D. Peeler

Nathalie G. Peeler
Nathalie G. Peeler

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph D. Peeler and Nathalie E. Peeler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.