Davidson County DEEDWARR
Recvd: 10/02/08 13:17 2 pgs
Fees:13.00 Taxes:508.65
20081002-0100247

Record & Return to:
Rainey Title & Escrow, LLC
5300 Maryland Way, Suite 101
Brentwood, TN 37027

Prepared by:
Com Unity Title, LLC
302 E. Walnut Street
Dickson, TN 37055

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $164,500.00

Lauren M Ricketts
Affiant

Subscribed and sworn to before me, this 30th day of September, 2008.

Tammy L. Johnson
Notary Public
My commission expires: ~~7/24/2010~~ 3/19/2012

TAMMY L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Jennifer N. Teeple	Franklin American Mtg.	Map 147 0200
4803 Abbay Drive	501 Corporate Dr, Suite 400	
Nashville, TN 37027	Franklin, TN 37067	Parcel 4900

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jerry M. Maitland and wife, Candy R. Maitland, referred to as Grantors, have bargained and sold, and does hereby transfer and convey to Jennifer N. Teeple and Joey D. Hargrove, joint tenants with right of survivorship, hereinafter called the Grantees, their heirs, successors 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 Lot No. 361 on the plan of Caldwell Hall, Section III, as of record in Book 2900, page 131, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Southwesterly margin of Abbay Drive at the corner of Lot 361 and 362; thence with the line between said lots, southwesterly 201.9 feet to the line of Lot 397, thence with said line erroneously omitted from Deed of Trust, southeasterly 8.7 feet to a concrete monument and continuing with the line of Lot 397 and 398; southeasterly 192.2 feet to a concrete monument; thence North 1 deg. 28 min. East 148.1 feet to a concrete monument; thence North 43 deg. 51 min. East 140.5 feet to the margin of Abbay Drive; thence with the margin of the same northwesterly 110 feet to the point of beginning.

Being the same property conveyed to Jerry M. Maitland by Deed dated August 14, 2003, from Priority Trustee Services of Tennessee, LLC of record in Instrument No. 20030828-0125267, Register's Office for Davidson County, Tennessee.

Candy R. Maitland spouse of Jerry M. Maitland, hereby joins in this conveyance in order to convey any and all right, title and interest she may have in the above referenced property, including but not limited to marital rights.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. Grantors do covenant with Grantee that Grantors 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. Grantors do further covenant and bind thierself, heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 30th day of September 2008.

Jerry M. Maitland

Candy R. Maitland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jerry M. Maitland and wife, Candy R. Maitland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of September 2008.

Notary Public
State of Tennessee at Large

JULIE COONE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 7/24/2010