Davidson County DEEDQC
Recvd: 11/24/08 11:38 1 pgs
Fees:13.00 Taxes:92.50

20081124-0115015

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
David Matthew Teague
5206 Idaho Avenue
Nashville, TN 37209

Send Tax Bills To:
David Teague
1602 Gordon Ashy Dr.
Brentwood, Tn 37027

Map & Parcel No.:
103-03-0-063.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Martha Hutchinson Teague** Grantor") does hereby quitclaim and convey unto **David Matthew Teague** ("Grantees"), his heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 20 on the plan of 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 18, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the northerly margin of Idaho Avenue, formerly known as Fifth Avenue, 100.00 feet easterly from the northeast corner of said Idaho Avenue and 53rd Avenue, North, formerly known as 12th Street; thence eastwardly with the northerly margin of Idaho Avenue 60.00 feet; thence at right angles northwardly 150.00 feet to a point 160.00 feet east of the easterly margin of 53rd Avenue, North; thence westwardly and parallel with said Idaho Avenue 60.0 feet; thence southwardly and parallel with said 53rd Avenue, north 150.0 feet to the point of beginning.

Being the same property conveyed to David Matthew Teague and wife, Martha Hutchinson Teague, from Winton Michael Elliott, unmarried, by deed on August 22, 2005, of record in Instrument Number 20050825-0101595, Register's Office for Davidson County, Tennessee.

This is improved property known as **5206 Idaho Avenue, Nashville, TN 37209**.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of November, 2008.

Martha Hutchinson Teague

Martha Hutchinson Teague

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Monette Reed Bryant, a Notary Public in and for said state and county, **Martha Hutchinson Teague**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21 day of NOV, 2008

NOTARY PUBLIC Monette Reed Bryant My Commission Expires: March 20, 2010

MONETTE REED BRYANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAR. 20, 2010

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $ 25,000.00

AFFIANT

Subscribed and sworn to before me, this 21 day of NOV, 2008

NOTARY PUBLIC Monette Reed Bryant My Commission Expires: March 20, 2010

MONETTE REED BRYANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAR. 20, 2010