THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,750.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12 DAY OF December, 2008 Notary Public/Notary Public MY COMMISSION EXPIRES: 10-15-12 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/18/08 09:57 2 pgs
Fees:13.00 Taxes:583.68

20081218-0121048

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha Hutchinson Teague	New Owner	MAP 73-05
2705 Cooper Lane	11	PARCEL 184
Nashville, TN 37215	11	
(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, : PATSY ANN S. BRUCE, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martha Hutchinson Teague** , a single woman

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 Lot No. 18 on the Map of Riverwood Terrace, of record in Book 1835 page 134, said Registers Office, to which reference is hereby made for a more complete description.
**

Being the same property conveyed to Henry Alonzo Smithson and wife Hazel V. Smithson by deed from Richard M. Stacker and wife Ann E. Stacker, of record in Book 2594 page 443, said Registers Office, dated September 17, 1956. The same Hazel V. Smithson having died and Henry Alonzo Smithson being the surviving tenant by the entireties . The same Henry Alonzo Smithson having since died, testate, and devising the said property to Patsy Ann S. Bruce by Last Will and Testament of Henry Alonzo Smithson, which is probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 07-P890.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **2705 Cooper Lane, Nashville, TN 37215.**

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 ____ hand( ) this the 12th day of December, 2008.

Patsy Ann S. Bruce
PATSY ANN S. BRUCE

** Said Lot No. 18 fronts 85.49 feet on the northwesterly side of Cooper Lane and runs back between lines 122.6 feet on the southwesterly line and 160.0 feet on the ~~northeasterly line, to a dead line in the~~ rear, which is a broken line, measuring 116.4 feet thereon.

STATE OF TENNESSEE
COUNTY OF Saunder

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patsy Ann S. Bruce** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12th day of December, 2008.

My Commission expires May 9th 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12th day of December, 2008.

My Commission expires _____

Notary Public