WARRANTY DEED

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

G-VRE-09-513

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

June Ballard
Affiant

Subscribed and sworn to before me, this 28th DAY OF September, 2009.

Brittany Goins
Notary Public

MY COMMISSION EXPIRES: 4-16-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morgan Teveit	US BANK N.A. (NAME)	
513 12th Street (ADDRESS)	4801 FREDERICA ST. (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	OWENSBORO KY 42301 (CITY) (STATE) (ZIP)	83-13-247.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ROGER D. TUCKER AND PEGGY DANIEL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MORGAN TEVEIT, A SINGLE WOMAN AND BRENTON L TEVEIT AND D SANDRA GRIFFITH, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY HALF OF LOT NO. 63, ON THE MAP OF PAYNE, BLACKMORE AND CUMMINGS' ADDITION TO EAST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 70, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

SAID PART OF LOT NO. 63 FRONTS 25 FEET ON THE EASTERLY SIDE OF SOUTH 12TH STREET AND RUNS BACK BETWEEN PARALLEL LINES 161 FEET TO AN ALLEY.

BEING PART OF THE SAME PROPERTY CONVEYED TO ROGER D. TUCKER AND PEGGY DANIEL, BOTH UNMARRIED RECORDED NOVEMBER 5, 2008 IN INSTRUMENT NO. 20081105-0110243, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 57, PAGE 70, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 513 South 12th Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090067435 DEEDWARR
Recvd: 10/05/09 08:17 2 pgs
Fees:13.00 Taxes:773.30
20091005-0092013

Witness my/our hand(s) this 28th day of September, 2009.

Roger D. Tucker

Peggy Daniel

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 28th day of September, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903