BILL GARRETT, Davidson County
Trans:T20110012667 DEEDWARR
Recvd: 03/02/11 14:44 2 pgs
Fees:13.00 Taxes:1478.15
20110302-0016821

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $399,500.00. Affiant Subscribed and sworn to before me this 1st day of March, 2011. Notary Public My Commission Expires:

JOEY SANDERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires November 17, 2014

Address New Owner As Follows: Michael Ruehling and Shelby Ruehling 4017 Outer Drive Nashville, TN 37204	Send Tax Bills To: Fifth Third Mortgage Co. 5050 Kingsley Drive Cincinnati, OH 45263	Map-Parcel Number: 132 01 0 116.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN W. TEASLEY AND CATHERINE S. TEASLEY formerly known as CATHERINE SMITH**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MICHAEL RUEHLING AND SHELBY RUEHLING, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Rolling Meadows, of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John W. Teasley and Catherine Smith, tenants in common with right of survivorship by deed dated July 31, 2003, from Stanley Alton Lowery and wife, Anne Marie Lowery, of record at Instrument No. 20030801-0109308, Register's Office for Davidson County, Tennessee; the said parties have since married, and Catherine Smith now being known as Catherine S. Teasley.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in Instrument of record in Book 1713, page 420, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4017 Outer Drive, Nashville, TN 37204**.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 1st day of March, 2011.

John W. Teasley

Catherine S. Teasley formerly Catherine Smith

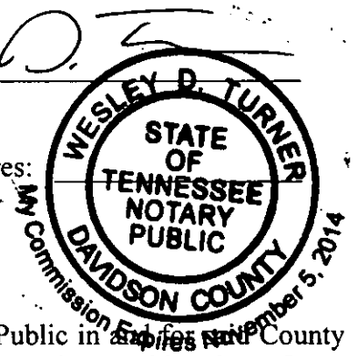
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN W. TEASLEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of March, 2011

Notary Public

My Commission Expires:



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CATHERINE S. TEASLEY,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of March, 2011

Notary Public

My Commission Expires:

