BOOK 9521 PG 997

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 19 94

Notary Public

MY COMMISSION EXPIRES: July 27, 1996
(AFFIX SEAL)

DAVIDSON COUNTY, TENN. NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 761 Old Hickory Blvd., Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gale B. Dougherty et ux	SAME	159-2
(NAME)	(NAME)	
5427 Granny White Pike		70
(ADDRESS)	(ADDRESS)	
Nashville, TN		FH 25935
(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, Ruth N. Dobyns, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gale B. Dougherty and wife, Mary R. Dougherty

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:

A tract of land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being a part of Lot NO. 3 on the Plan of the Subdivision of the Lnads of Allen Cotton, not of record and described as follows:

Beginning at the north corner of the tract conveyed to I. F. Elliott and wife, and Mrs. Martin Cotton Farley and husband, by deed of record in Book _____, page _____, in the Register's Office for said County; and running with Elliott's north line in a westerly direction 200 feet to a point; thence in a northerly direction 230 feet to a point; thence in an easterly direction 200 feet to the westerly margin of Granny White Pike; thence with the margin of said Pike, southerly 201 feet to the point of beginning, and there is included in the foregoing description, but to be excluded therefrom a portion of said tract known as "Cotton Family Burying Ground" which said tract is the southeast corner of the tract hereby conveyed, and measures 64 feet on the east and west line and 39 feet on the north and south lines.

A Final Judgment in the Chancery Court of Davidson County, Tennessee, under the style of Ruth Dobyns Elliott-vs-James L. Jackson, Docket No.: 81-190-I of record in Book 9033, page 190, said Register's Office, amends the northerly boundary line of the aforesaid tract as follows:

Land in Davidson County, Tennessee in the City of Forest Hills and being a dividing line between the property conveyed to James L. Jackson by deeds of record in Book 4849, page 549 and Book 4611, page 747, RODC and the property conveyed to Richard M. Dobyns, deceased, and wife, Ruth Dobyns Elliott, by deed of record in Book 2804, page 211, said Register's Office, with said dividing line being according to a survey by Wm. Robert Seigenthaler dated

CONTINUED

This is unimproved ( ) improved (X) property, known as 5427 Granny White Pike, Nashville, TN
(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 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 my hand this 15th day of November 19 94

Ruth N. Dobyns
Ruth N. Dobyns, a widow

BOOK 9521 PG 998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth N. Dobyns, a widow

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 16th day of November 19 94.

Commission expires July 27, 1996

Notary Public

NOTARY PUBLIC
JAMES R. BLUMBERG
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public