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PREPARED BY (AND RETURN TO):

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BK 1352 PG 675

W & I Ref: (cmw) Title No: 37209

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
R. Scott Dougall Patricia L. Dougall 1621 Old Hickory Boulevard Brentwood, TN 37027	Capital Bank & Trust Company 1820 West End Avenue Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 7th Civil District of Williamson Co. Map 80-Group C-Parcel 63: Davidson Co. Map 158 Parcel 118

WARRANTY DEED

BOOK 9895 PG 337

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan L. Murray, unmarried, previously known as Susan Lindley Wouters,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **R. Scott Dougall and spouse, Patricia L. Dougall,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Williamson and Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Williams and Davidson Counties, Tennessee, being Lot No. 61 on the plan of Derby Glen Close, of record in Book 6250, page 90 and of record in Plat Book 21, page 2, Williamson County, Register's Office.

SAID Lot No. 61 fronts 150.00 feet on the southerly margin of Old Hickory Boulevard and extends back between parallel lines 320.00 feet to a dead line.

BEING the same property conveyed to Benjamin Conrad and Susan Lindley Wouters by deed from Medlin-Wherry Land Company, a Tennessee General Partnership composed of Craig Medlin, and Steve R. Wherry of record in Book 7790, page 840 and re-recorded in Book 7802, page 264, Davidson County Register's Office, and also of record in Book 778, page 567, and re-recorded in Book 781, page 36, Williamson County Register's Office. Benjamin Conrad and Susan Lindley Wouters have since been divorced by Final Decree of the Chancery Court for Williamson County, Tennessee, Docket No. 21691. Benjamin Conrad has since conveyed his interest ion subject property to Susan Lindley Wouters by Quitclaim deed of record in Book 8863, page 691, Davidson County Register's Office and Book 1047, page 570, Williamson County Register's Office. Susan Lindley Wouters is now known as Susan L. Murray.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants in Davidson County of record in Book 7547 Page 503, re-recorded in Book 7549, page 568 said Register's Office and restrictions in Williamson County of record in Book 473, page 328, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Susan L. Murray by Hank Gildemeister as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 1621 Old Hickory Blvd., Brentwood, Tn 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of December, 1995.

Susan L. Murray

Susan L. Murray, By Hank Gildemeister, Atty-In-Fact

BOOK 9895 PG 338

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 379000.00

Affiant

Sworn and subscribed before me on the 14th day of December, 1995.

Notary Public

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

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 **Hank Gildemeister**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Susan L. Murray**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of December, 1995.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

BOOK 9895 PG 339

FROM: Susan L. Murray

TO: R. Scott Dougall and Patricia L. Dougall

0529 12/21 0101 03CHECK 12.00

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Hank Gildemeister, Affiant

Sworn to and subscribed before me this 14th day of December, 1995.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

Notary Public

My Commission Expires:_____

State of Tennessee, County of WILLIAMSON
Received for record the 18 day of
DECEMBER 1995 at 8:01 AM. (RECN 159827)
Recorded in official records
Book 1352 Page 675- 677
Notebook 55 Page 316
State Tax $ 1402.30 Clerks Fee $ 1.00,
Recording $ 12.00, Total $ 1415.30,
Register of Deeds SADIE WADE
Deputy Register KAREN OWENS

95 DEC 21 AM 9:

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