WARRANTY DEED

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$134,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF MAY, 1999.**

Notary Public

MY COMMISSION EXPIRES: ~~February 10, 2002~~ 5-26-02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert D. Dougher	**GMAC Mortgage Corporation**	**104-5-211**
(NAME)	(NAME)	
3706 Westbrook Avenue	**100 Witmer Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Horsham, PA 19044-0963**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BOOK 11507 PG. 880

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, **Bessie Mae Brown**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert D. Dougher and wife Kimberly K. Dougher**, 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. 487 on the Map of Richland Realty Company's Subdivision Division "C" of record in Plat Book 421, Page 31, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to L. C. Brown and wife Bessie May Brown by deed of record in Book 3498, Page 175, Register's Office for Davidson County, Tennessee.

The said L.C. Brown having since died.

This instrument is executed on behalf of Bessie May Brown by Helen M. Church as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11493, Page 628, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

4291 06/02 0101 03CHECK 510.13

unimproved ☐
This is improved ☒ property, known as **3706 Westbrook Avenue, Nashville, TN 37205**
(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.

0594751

INSTRUMENT REFERENCE

99 JUN-2 PM 4:18

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.

Witness **my/our hand(s)** this **28th day of May, 1999**.

Bessie Mae Brown
Bessie Mae Brown
by Helen M. Church
Atty-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5/28/99 before me personally appeared Helen M. Church, the person who executed the foregoing instrument on behalf of Bessie Mae Brown, and acknowledged that Bessie Mae Brown executed the same as the free act and deed of the said Bessie Mae Brown, through Power of Attorney granted Helen M. Church, by the said Bessie Mae Brown.

Notary Public

Commission Expires:

NOTARY PUBLIC AT LARGE RFORD CO., TENN.

My Commission Expires 2-19-2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11507 PG. 882

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0594751

IDENTIFICATION REFERENCE

99 JUN -2 PM 4:18

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
134900.00
CON TX 499.13
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 510.13
CHECK 510.13

06/02/99 01 16:22 0001 4291

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1468812