FILE BOX 9-B
FIRST TITLE & ESCROW CO., INC.
#16851

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

GERALD G. PATTERSON, ATTORNEY
P. O. Box 40347
Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
ELIZABETH B. SEIGENTHALER	FRANKLIN AMERICAN MORTGAGE	MAP 117-2
(NAME)	(NAME)	
3003 Medial Avenue	501 Corporate Ctr. Drive, #400	PARCEL 90
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Franklin, Tennessee 37067	FB# 7DA22675
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, ALEC W. MCDOUGALL, III AND WIFE, MONICA ROGERS MCDOUGALL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELIZABETH B. SEIGENTHALER, UNMARRIED BOOK 11761 PAGE 525

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 10 Block 6 on the Plan of E. L. Hampton's Subdivision of the Stokes Tract, as of record in Plat Book 974, page 24, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Alec W. McDougall, III and Monica Rogers, as joint tenants with rights of survivorship by deed from Jennifer Patterson, unmarried of record in Book 10293, page 752, said Register's Office. The said Alec W. McDougall, III and Monica Rogers have since married.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 974, page 24, said Register's Office.

99 NOV 30 PM 1:51
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.
RECEIPT # 06622235
REFERENCE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 3003 Medial Avenue, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of November, 1999

Alec W. McDougall III
ALEC W. MCDOUGALL, III

Monica Rogers McDougall
MONICA ROGERS MCDOUGALL

0101 03CHECK 1302.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEC W. MCDOUGALL, III AND MONICA ROGERS MCDOUGALL with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of November, 19 99

My commission expires 9/23/2000 Notary Public Michelle Stringer

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

NOTARY PUBLIC AT LARGE

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 349,000.00

Elizabeth B. Seigenthaler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November, 19 99.

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL) Michelle Stringer Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM

ALEC W. MCDOUGALL, III AND WIFE, MONICA ROGERS MCDOUGALL

TO

ELIZABETH B. SEIGENTHALER, UNMARRIED

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0662235

IDENTIFICATION REFERENCE

99 NOV 30 PM 1:51

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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CAMT	
	349000.00
CON TX	1291.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1302.30
CHECK	1302.30

11/30/99 01 13:51 0001 6483

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544098