22

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/09/01 13:43 2pgs
Fees:11.00 Taxes:530.95

20010109-0002827

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 2001

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: 05/27/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meredith L. McDougle	**SUNTRUST BANK, A GEORGIA CORP.**	091-15-0-304.00
(NAME)	(NAME)	
4809 Dakota Avenue	**1 PARK PLACE, N.E.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**ATLANTA, GA 30303**	
(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, Debra G. Robbins, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Meredith L. McDougle, unmarried and Edwin A. McDougle, a married man, **AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**

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 part of Lot No. 710 of Block 33 on the Plan of Charlotte Park Company's First Addition of record in Book 57, Page 103, said Register's Office to which plan reference is hereby made for a more complete description.

Beginning on the southerly margin of Dakota, formerly 4th Avenue, at a point 60 feet east of the easterly margin of 49th Avenue North, formerly 8th Street, being the corner of Lot Nos. 710 and 712; thence with the line between said two lots, southwardly 150 feet t the northerly margin of an alley; thence with said alley, eastwardly 48 feet to a point 2 feet West of the corner of Lot Nos. 708 and 710; thence northwardly and parallel with the line between said two lots 26 feet; thence eastwardly and parallel with the northerly margin of said alley 2 feet to the line between Lot Nos. 708 and 710; thence with said line, northwardly 124 feet to the southerly margin of Dakota Avenue; thence with said Avenue, westwardly 50 feet to the beginning.

BEING the same property conveyed to Debra G. Robbins by Deed from Jane Clark Williams Robinson and Jewel Clark Crandall, as recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 200007050066336.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 4809 Dakota Avenue, Nashville, TN 37209
(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 5th day of January, 2001

Debra G. Robbins

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 Debra G. Robbins, a married woman

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 NASHVILLE, Tennessee, this 5th day of January, 2001.

Commission expires 5/27/01

Notary Public

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, a _____, 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 _____, 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 _____.

My commission expires _____

Notary Public

*** LEGAL DESCRIPTION CONTINUED

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN OR HER SPOUSE.