(1)

RECORD & RETURN TO:
FILE BOX 36

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
File # 17394

Davidson County DEEDWARR
Recvd: 08/30/01 16:07 3pgs
Fees:18.00 Taxes:1757.50
20010830-0094418

WARRANTY DEED

Name and Address of New Owner: **SUSAN WEBB-RIES** **3506 Richland Avenue** **Nashville, TN 37205**
Send Tax Bills To: **SunTrust Mortgage, Inc.** **P.O. Box 57028,** **Irvine, CA 92619-7028**
Street Address of Subject Property **3506 Richland Avenue** **Nashville, TN 37205** **Map – Parcel No.** **Map: 104-5** **Parcel: 401.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ROBERT D. DOUGHER and wife, KIMBERLY R. DOUGHER, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto SUSAN WEBB-RIES, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 95, on the Plan of Richland Realty Company's First Subdivision A, Block 4, as of record in Book 161, page 151, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert D. Dougher and wife, Kimberly R. Dougher by Warranty Deed from Robert P. Kimery and wife, Rita J. Kimery of record in Book 8781, page 99, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2001 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on a plan of record in Book 161, page 151, Register's Office for Davidson County, Tennessee

This property is also known as improved property located at 3506 Richland Avenue, Nashville, Tennessee 37205.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 30 day of August, 2001.

Robert D Dougher
ROBERT D. DOUGHER

Kimberly R Dougher
KIMBERLY R. DOUGHER

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 30, 2001, before me personally appeared ROBERT D. DOUGHER and KIMBERLY R. DOUGHER, to me know (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 30 day of August, 2001.

J Michael Morgan
NOTARY PUBLIC

My Commission Expires:_____

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $475,000.00

Susan Webb-Reis
Affiant

Subscribed and sworn to before me, this 30 day of August, 2001.

J. Michael Morgan
NOTARY PUBLIC

My commission expires:

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE