Davidson County DEEDWARR
Recvd: 10/30/01 10:12 2pgs
Fees:13.00 Taxes:518.00

20011030-0117990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2001.

Notary Public

MY COMMISSION EXPIRES: 5/28/03

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Byron W. Marsh	ABN AMRO MORTGAGE GROUP, INC.	41-11-96
(NAME) 1228 Rugby Drive	(NAME) 2600 W. Big Beaver Road	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Troy, MI 48084	
(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,

JOHN ROBERT DOUGLAS, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BYRON W. MARSH, UNMARRIED

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. 362, on the plan of Bellshire Estates, Section "A", of record in Book 2331, Pages 115 and 116, Register's Office for said County.

Said Lot No. 362 fronts 110.1 feet on the easterly side of Rugby Drive and runs back between lines, 307.6 feet on the southerly side and 333.7 feet on the northerly side, to a broken line at the rear on which it measures 189 feet thereon.

Being the same property conveyed to John R. Douglas and wife, Margie M. Douglas by deed from Carl Matthews and wife, Shelia Matthews of record in Book 9542, Page 569, Register's Office for Davidson County, TN. Said Margie M. Douglas having since died and the property being vested in John R. Douglas as sole remaining tenant by the entirety.

Carol Susan Douglas joins in this conveyance to relinquish any rights she may have in and to the property herein described by virtue of marriage to John R. Douglas.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved ☒ property, known as 1228 Rugby Drive, Nashville, TN 37207

(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/our hand(s) this 26th day of October, 2001.

John Robert Douglas

Carol Susan Douglas

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 John Robert Douglas and Carol Susan Douglas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 26th day of October, 2001

Commission expires:

5-28-03

Sharon L. Riley

Notary Public