BOK 61

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $69,500.00

Subscribed and sworn to before me this 21st day of June, 2002.

CATHERINE C. BIRMINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Notary Public

My Commission Expires JULY 30, 2005

Davidson County DEEDWARR
Recvd: 06/25/02 09:25 2pgs
Fees:13.00 Taxes:257.15

20020625-0075929

Warranty Deed

Prepared by

First National Financial
Title Services, Inc.
15 Century Boulevard, Suite 101
Nashville TN 37214

File No. N10960

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Phillip D. Dougan and Theresa A. Dougan **601 Ben Allen Road** **Nashville, TN 37216** MAP & PARCEL NO. **061-00-0/024.01**	**Same**

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,

Realty Services & Investments, LLC

Hereinafter called Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto

Phillip D. Dougan and wife, Theresa A. Dougan

Hereinafter called grantee(s), their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in **Davidson** County, State of Tennessee, more particularly described as follows:

A CERTAIN TRACT or parcel of land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by John B. Kohl, III, Surveyor, dated September 22, 1980, as follows:

Beginning in the easterly margin of Ben Allen Road, 637 feet from the corner of Lot 246, Maplewood Heights Subdivision of record in Book 547, Page 103, Register's Office for said County; thence running North 17 degrees 45 minutes West 50 feet; thence North 72 degrees 15 minutes east 400 feet; thence South 17 degrees 45 minutes East 50 feet; thence South 72 degrees 15 minutes east 400 feet; thence South 17 minutes 45 minutes East 50 feet; thence South 72 degrees 72 degrees 15 minutes West 400 feet to the beginning.

Being the same property conveyed unto Realty Services & Investments, by Warranty Deed Cheryl Anderson, a widow, November 6, 2001, recorded November 7, 2001, Instrument No. 20011107-0122213, of the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: **601 Ben Allen Road, Nashville, TN 37216.**

To have and to hold the said tract or parcel of land, with the appurtenance, 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 **June 21, 2002** .

Realty Services & Investments LLC by Sam Pedan mgr.

Realty Services & Investments, LLC
By: Sam Pedan
Title: General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sam Pedan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the General Partner of Realty Services & Investments, LLC, the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 21st day of June , 2002.

My Commission Expires:

Notary Public

Warranty Deed

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CATHERINE C. BIRMINGHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005