Davidson County DEEDWARR
Recvd: 08/17/05 13:13 2 pgs
Fees:13.00 Taxes:684.50

20050817-0097678

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$185,000.00**.

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2005.

Notary Public

My commission expires: 11-25-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John Allen McDougal	**NEW OWNER**	**130-08-099.00**
4011 Murphy Road		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jewel Rogers, an unmarried woman

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

John Allen McDougal, an unmarried man

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 353 on the Plan of Richland Realty Company's West Lawn Subdivision, of record in Book 421, Page 32, Register's Office of Davidson County, Tennessee described as follows:

Beginning on the southerly margin of Minnesota Avenue or the Murphy Road at the northeast corner of the property conveyed to John E. Holloran and wife by deed from Katie G. Scheffer et al., of record in Book 1285, Page 471, said Register's Office; thence with the easterly line of said Holloran property, southwardly 171 1/2 feet, more or less, to the northwest corner of property conveyed to Joe S. Rutland and wife, by deed from A. H. Wells and wife, of record in Book 1261, Page 448, said Register's Office; thence with the northerly line of said Rutland property eastwardly 60 feet; thence northwardly 165 feet, more or less, to the southerly margin of Minnesota Avenue or Murphy Road; thence with the same westwardly 60 feet to the beginning.

Being the same property conveyed to Robert William Rogers and wife, Jewel Rogers by deed dated August, 1945 from A. H. Wells and wife, Maude L. Wells of record in Book 1335, Page 75, Register's Office for Davidson County, Tennessee. The said Robert William Rogers having since died, property is now vested in Jewel Rogers as tenant by the entirety.

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **4011 Murphy Road, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 15th day of August, 2005.

Jewel Rogers

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jewel Rogers**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **August, 2005.**

E. Mannix

Notary Public

My Commission Expires: 11-25-06

