	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$189,900.00** Rachel Neal Affiant Subscribed and sworn to before me, this the 15th day of August, 2005. Shelby V. Street Notary Public My commission expires: 11-13-07 (AFFIX SEAL)

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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
Ashley R. Leech	**NEW OWNER**	**103-04-028.00**
4200 Idaho Avenue		Davidson County DEEDWARR Recvd: 08/23/05 14:59 2 pgs Fees:13.00 Taxes:702.63
Nashville, TN 37209		20050823-0100516

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,

John Allen McDougal, an unmarried man

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

Ashley R. Leech, 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 Lot 101 in Block 5 on the plan of Charlotte Park Company's First Addition of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to John Allen McDougal, an unmarried man by deed dated May 13, 2005 from William A. Baker, II of record in Instrument No. 20050517-0055274, Register's Office for Davidson County, Tennessee. Being the same property conveyed to William A. Baker, II by deed dated April 28, 2005 from Brian Krebs and wife, Emily Krebs and Allyson Krebs of record in Instrument No. 20050502-0048169, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Brian Krebs and wife, Emily Krebs and Allyson Krebs, unmarried by deed dated March 14, 2005 from James Terry Brown of record in Instrument No. 20050315-0028424, Register's Office for Davidson County, Tennessee. Being the same property conveyed to James Brown by deed dated April 15, 1999 from James L. Duke and wife, Flodine L. Duke of record in Book 11442, Page 918, Register's Office for Davidson County, Tennessee.

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

This is improved (__X__) Unimproved (____) property, known as **4200 Idaho Avenue, 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.

John Allen McDougal

John Allen McDougal

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **John Allen McDougal** 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

