21181

(1)
Bk436

Davidson County DEEDWARR
Recvd: 11/01/05 14:15 2 pgs
Fees:13.00 Taxes:592.00

20051101-0132012

WARRANTY DEED

G-CD-05-04004

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF October, 2005

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
JUNE E. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Allen McDougal	SAME	
4004 Westlawn Drive	(NAME)	103-8-107.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JULIE ANNE BASTARACHE,UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN ALLEN MCDOUGAL,UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHWEST PART OF LOT 355 ON THE MAP OF RICHLAND REALTY COMPANY'S WESTLAWN SUBDIVISION, OF RECORD IN BOOK 421, PAGE 32, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT 355 FRONTS 50 FEET ON THE NORTH SIDE OF WESTLAWN DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 107 FEET ON THE EAST LINE AND 107 FEET, MORE OR LESS, ON THE WEST LINE TO A DEAD LINE ON WHICH IT MEASURES 50 FEET.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM PATRICIA A. MCCORMICK GOMEZ AND HUSBAND, MICHAEL GOMEZ TO DANIEL PRUDHOMME AND JULIE BASTARACHE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AS RECORDED ON THE 12TH DAY OF APRIL, 1999 IN BOOK 11427, PAGE 687 AND QUITCLAIM DEED FROM DANIEL ROBERT PRUDHOMME TO JULIE ANNE BASTARACHE AS RECORDED ON THE 14TH DAY OF JULY, 2005 IN INSTRUMENT NO. 20050714-0082044, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 421, page 32, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4004 Westlawn Drive, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 27th day of October, 2005.

Julie Anne Bastarache

STATE OF Tennessee
COUNTY OF Davidson

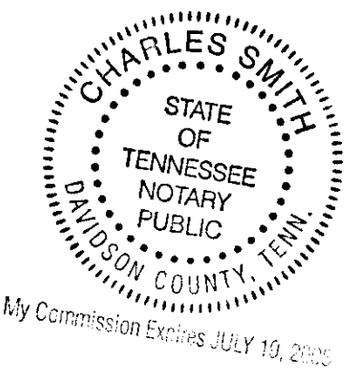
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julie Anne Bastarache, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of October, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903