(1) Bk436

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/05 14:44 2 pgs
Fees:13.00 Taxes:925.00

20051101-0132064

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00.

Affiant

Subscribed and sworn to me on October 27, 2005.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21080SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jose Escueta Rachel Escueta 4011 Murphy Road Nashville, TN 37209	SAME	103-08-99

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John Allen McDougal, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jose Escueta and wife, Rachel Escueta, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 353 on the Plan of Richland Realty Company's West Lawn Subdivision of record in Book 421, page 32, in the Register's Office for Davidson County, Tennessee, more particularly 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, in 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 John Allen McDougal, an unmarried man, by Deed dated August 15, 2005 from Jewel Rogers, an unmarried woman, of record as Instrument No. 20050817-0097678 in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Robert William Rogers and wife, Jewel Rogers by Deed dated August, 1954, 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 was then vested in Jewel Rogers as tenant by the entirety.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This property is also known as improved property located at 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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 our hands on October 27, 2005.

John Allen McDougal

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 27, 2005, before me personally appeared John Allen McDougal to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on October 27, 2005.

TODD A. BRICKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: _____