21133

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Bk436

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/16/06 15:14 2 pgs
Fees:13.00 Taxes:628.63

20060216-0019062

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $169,900.00.

Susan O Binns
Affiant

Subscribed and sworn to me on February 10, 2006.

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 #21433SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Susan O. Binns 4004 Westlawn Drive Nashville, TN 37209	SAME AS NEW OWNER	103-08-107

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, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Susan O. Binns, unmarried, hereinafter called **"GRANTEE,"** her 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 the southwest part of Lot 355 on the Map of Richland Realty Company's Westlawn Subdivision of record in Book 421, page 32, in the 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 to John Allen McDougal, unmarried, by Deed from Julie Anne Bastarache, unmarried, of record as Instrument No. 20051101-0132012 in the Register's Office for Davidson County, Tennessee.

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

1. 2006 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. NOTE: The legal description appears to be incorrect as the tax records indicate that the lot is 85 feet deep on the westerly side and 80 feet deep on the easterly side, while the current, recorded description reads 107 feet on

each line. It is possible that the street was widened, but the current description would encumber part of the property north of this lot.

4. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.
5. Subject to 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 4004 Westlawn Drive, 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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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 GRANTEE, her 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 February 10, 2006.

John Allen McDougal

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 10, 2006, before me personally appeared John Allen McDougal, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) 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 February 10, 2006.

NOTARY PUBLIC

My Commission Expires: _____

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