BOK 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/06 13:52 2 pgs
Fees:13.00 Taxes:617.90

20060516-0057382

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $167,000.00.

Walter E. Perry Jr.
Affiant

Subscribed and sworn to me on May 15, 2006.

David B. Herbert
NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21619SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John A. McDougal Sandy McDougal-Foster 4806 Dakota Avenue Nashville, TN 37209	SAME AS NEW OWNER	1-103.04-0-027.00

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, Walter E. Perry, Jr. and wife, Deborah A. Perry, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto John A. McDougal, an unmarried person and Sandy McDougal-Foster, an unmarried person, 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 Lot No. 103 of Block 5 on the Plan of Charlotte Park Company's First Addition of record in Book 57, page 103, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.
>
> Being the same property conveyed to Walter E. Perry, Jr., by Quitclaim Deed from Loretta C. Perry of record as Instrument No. 20040629-0077316 in the Register's Office for Davidson County, Tennessee.

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

1. 2005 Davidson County taxes which have been 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 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 4202 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their 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 May 15, 2006.

Walter E. Perry, Jr.

Walter E. Perry, Jr.

Deborah A. Perry

Deborah A. Perry

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 15, 2006, before me personally appeared Walter E. Perry, Jr. and wife, Deborah A. Perry 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 they executed the same as their free act and deed.

Witness my hand and official seal on May 15, 2006.

Todd A. Bricker

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