Davidson County DEEDWARR
Recvd: 05/17/06 13:09 2 pgs
Fees:13.00 Taxes:540.20
20060517-0057832

KIMBERLY R. COUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$146,000.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of May, 2006.

Notary Public

My commission expires: 1/24/09
(AFFIX SEAL)

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
Heidi Segal	First Horizon Home Loans	**119-14 143.00**
2920 Dobbs Avenue	P.O. Box 630148	
Nashville, TN 37211	Irving, TX 75063	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Andrew J. Flanigan and wife, Katherine A. Flanigan

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

Heidi Segal

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 9 on the plan of Part One of Woodbine Courts of record in Plat Book 1130, Page 39, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof. Said Lot fronts 75 feet on the west side of Dobbs Avenue and extends back between parallel lines 150 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Andrew J. Flanigan and wife, Katherine A. Flanigan, by deed from Elizabeth Lichon-Howell of record in Deed Book 3661, Pgae 815, Register's Office for Williamson County, Tennessee, re-recorded in Instrument No. 20051010-0122104, Register's Office for Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **2920 Dobbs Avenue, Nashville, TN 37211**

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 that we are 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 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 my/our hand(s) this 12th day of May, 2006.

Andrew J. Flanigan

Katherine A. Flanigan

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew J. Flanigan and Katherine A. Flanigan,** 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 and official seal, at Brentwood, Tennessee on this **12th** day of **May, 2006.**

Notary Public

My Commission Expires: 11-25-2006

ROBERT L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY