21731

① B0436

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/06 15:34 2 pgs
Fees:13.00 Taxes:784.40
20060703-0079533

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $212,000.00.

Thomas C. Herbert Sr.
Affiant

Subscribed and sworn to me on June 29, 2006.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
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 #21731SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sandy B. McDougal-Foster John A. McDougal 4806 Dakota Avenue Nashville, TN 37209	SAME AS NEW OWNERS	91-15-304

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, Thomas C. Herbert, Sr., and unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Sandy B. McDougal-Foster, an unmarried woman and John A. McDougal, an unmarried man, 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. 710, of Block 33 on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning on the southerly margin of Dakota, formerly 4th Avenue, at a point 60 feet east of the easterly margin of 49th Avenue North, formerly 8th Street, being the corner of Lot Nos. 710 and 712; thence with the line between said two lots, southwardly 150 feet to the northerly margin of an alley; thence with said alley eastwardly 48 feet to a point 2 feet West of the corner of Lot Nos. 708 and 710; thence northwardly and parallel with the line between said two lots 26 feet; thence eastwardly and parallel with the northerly margin of said alley 2 feet to the line between Lot Nos. 708 and 710; thence with said line, northwardly 124 feet to the southerly margin of Dakota Avenue; thence with said Avenue, westwardly 50 feet to the beginning.

Being the same property conveyed to William R. Healy, III and wife, Helen H. Healy, by deed from Edwin A. McDougle and wife Carla K. McDougle and Meredith L. McDougle, unmarried, of record as Instrument No. 20021107-0137389, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Thomas C. Herbert, Sr., by Quitclaim Deed from William R. Healy, III and Helen H. Healy dated May

11, 2006, of record as Instrument No. 20060512-0056033 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. 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 4809 Dakota 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 GRANTOR does 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 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 June 29, 2006.

Thomas C. Herbert, Sr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 29, 2006, before me personally appeared Thomas C. Herbert, Sr. 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 June 29, 2006.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE