Bk 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/11/06 15:19 2 pgs
Fees:13.00 Taxes:629.00

20060911-0112435

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $170,000.00.

Affiant

Subscribed and sworn to me on September 8, 2006.

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 #21936SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John A. McDougal Sandy B. McDougal-Foster 4806 Dakota Avenue Nashville, TN 37209	SAME AS NEW OWNERS	103-04-111

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, The Estate of Bennie Beatrice Fergerson, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto John A. McDougal, an unmarried man and Sandy B. McDougal-Foster, an unmarried woman, 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 the northerly 200 feet of Lot No. 1, Block 2 on the Map of Sylvan Park of record in Book 332, page 104, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 60 feet on the southerly side of Wyoming Avenue and runs back between parallel lines with the easterly margin of 45th Avenue North, 100 feet to a dead line.

Being the same property conveyed to John W. Fergerson and wife, Bennie Beatrice Fergerson, by Deed from Don Douglas Christian and wife, Virginia Wilson Christian, of record in Book 1815, page 307, in the Register's Office for Davidson County, Tennessee. The said John W. Fergerson died, predeceasing his wife, Bennie Beatrice Fergerson, who has since died.

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 4411 Wyoming 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 September 8, 2006.

Estate of Bennie Beatrice Fergerson

By: _____
George R. Fergerson, Executor

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared George R. Fergerson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Executor of The Estate of Bennie Beatrice Fergerson, deceased, the within named bargainor, and that he as Executor executed the foregoing instrument for the purposes therein contained in his capacity as Executor.

Witness my hand and official seal on September 8, 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