Davidson County DEEDWARR
Recvd: 10/04/06 14:41 2 pgs
Fees:13.00 Taxes:614.20
20061004-0123324

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Ronald K. Nevin, Attorney at Law, 404 James Robertson Pkwy, 1850 Parkway Towers, Nashville, TN 37219

NAME/ADDRESS/PROPERTY OWNER:	PROPERTY TAXES TO:	MAP-PARCEL
Theresa Doyle	Theresa Doyle	
823 De Wees Ave..	915 Kirkwood Ave	118-2-79
Nashville, Tennessee37204	Nashville, TN 37204	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
-THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

(Affiant)
SUBSCRIBED AND SWORN TO BEFORE ME BEFORE ME THIS 3rd DAY OF October, 2006.

Notary Public
MY COMMISSION EXPIRES: 5-24-08
(affix seal)

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH BY THESE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS ACKNOWLEDGED, THE ESTATE OF LULA MAI PERRY, BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THERESA DOYLE HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee;

BEING Lots(s) 70, as shown on the map entitled Kirkwood Heights, Section 5, of record in Plat Book 1130, page(s) 22, Register's Office for Davidson County.

SAID Lot No. 70 fronts 60 feet on easterly side of De Wees Avenue and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to HENRY PERRY and wife, LULA MAI PERRY, by deed of record in Book 4163, page 30, said register's Office, the said HENRY PERRY having predeceased LULA MAI PERRY. The Estate of LULA MAI PERRY, deceased under Probated Docket No. 03P925, authorizes the sale of subject property by the Administrator of the Estate.

THIS IS THE SAME DESCRIPTION AS USED IN PREVIOUS DEED OF RECORD.

This is improved (X) property, known as 823 De Wees Avenue, Nashville, Tennessee 37204.

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 we do covenant with 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 is 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS my Hand This 3rd day of October, 2006.

Arnett Sims

ARNETT SIMS
ADMINISTRATOR OF THE ESTATE OF LULA MAI PERRY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, Arnett Sims, Administrator of the Estate of Lula Mai Perry the grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of October 2006.

Joni Barrett

NOTARY PUBLIC

JONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5-24-08