Bk 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/18/06 14:33 2 pg
Fees:13.00 Taxes:677.10

20061018-0129477

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $183,000.00.

Affiant

Subscribed and sworn to me on October 17, 2006.

NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 #22011SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Dana L. Poff 325 Swynford Court Brentwood, TN 37027	SAME AS NEW OWNER	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, John A. McDougal, an unmarried person and Sandy B. McDougal-Foster, an unmarried person, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Dana L. Poff, an unmarried person, hereinafter called **"GRANTEE,"** her 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 100 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 A. McDougal, an unmarried man and Sandy B. McDougal-Foster, an unmarried woman, by Warranty Deed from The Estate of Bennie Beatrice Fergerson, of record as Instrument No. 20060911-0112435, in the Register's Office for Davidson County, Tennessee. This description corrects the scrivenor's error in the description of record as Instrument No. 20060911-0112435, Register's Office.

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 GRANTEE, her heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE 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 GRANTEE, her 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 October 17, 2006.

John A. McDougal

Sandy B. McDougal-Foster

By: _____
John A. McDougal, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 17, 2006, before me, the undersigned, personally appeared John A. McDougal, 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 October 17, 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

STATE OF TENNESSEE, COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John A. McDougal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Sandy B. McDougal-Foster, as her Attorney in Fact, as the free act and deed of the within named Sandy B. McDougal-Foster.

Witness my hand and official seal this 17th day of 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