Davidson County DEEDWARR
Recvd: 10/30/06 12:07 2 pgs
Fees:13.00 Taxes:999.74

20061030-0134227

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,200.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF October, 2006.

Shelley V. Street
Notary Public

MY COMMISSION EXPIRES: 11-13-07
(AFFIX SEAL)

SHELLEY V. STREET NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

G-SZC-06-0114

THIS INSTRUMENT WAS PREPARED BY
Ruby Tuesday Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenny MacDougall	NEW OWNER (NAME)	
114 Hampton Place		117-07-0C-114.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MCARTHUR G. VANOSDALE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNY MACDOUGALL, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 114 OF HAMPTON PLACE TOWNHOMES A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE PLAN TO THE MASTER DEED OF RECORD IN BOOK 5200, PAGE 421 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

BEING THE SAME PROPERTY CONVEYED TO MCARTHUR G. VANOSDALE BY WARRANTY DEED FROM HARRY NOZNESKY, UNMARRIED, RECORDED ON THE 22ND DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040322-0032240, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 5891, page 897; Book 5894, page 756; Book 7570, page 314; and Book 7866, page 388, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 114 Hampton Place, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 10th day of October, 2006.

McArthur G. Vanosdale

STATE OF Tennessee
COUNTY OF Davidson

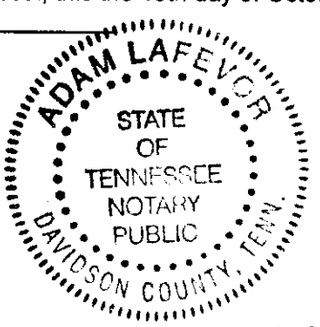
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, McArthur G. Vanosdale, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of October, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903