Return To:
GRISSOM TITLE & ESCROW, LLC
2309 CREST MOOR RD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/10/07 09:46 2 pgs
Fees:13.00 Taxes:980.50

20070110-0004054

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,000.00.

John A. McDougal
Affiant

Subscribed and sworn to me this January 4, 2007.

Todd A. Bricker
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 #22179SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ashley Gouffon 4809 Dakota Avenue Nashville, TN 37209	COUNTRY WIDE HOME LOANS INC 801 CRESCENT CENTRE DR STE 510 FRANKLIN, TN 37067	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, Sandy B. McDougal-Foster, and an unmarried woman, and John A. McDougal, an unmarried man, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Ashley Gouffon, 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 part of 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. This description corrects the scrivenor's error in the description of record as Instrument No. 20060703-0079533, Register's Office.

Being the same property conveyed to Sandy B. McDougal-Foster, an unmarried woman, and John A. McDougal, an unmarried man, by Deed from Thomas C. Herbert, Sr., an unmarried man, of record as Instrument No. 20060703-0079533 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 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 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 January 4, 2007.

Sandy B. McDougal-Foster,

John A. McDougal

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 4, 2007, before me personally appeared Sandy B. McDougal-Foster and John A. McDougal to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on January 4, 2007.

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