THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/23/07 10:11 2 pgs
Fees:13.00 Taxes:795.50

20070123-0009101

PEGGY NANCE WILLIAMS ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **215,000.00**.

Melanie C. Lagarde
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 2007.

Peggy Nance Williams
Notary Public

MY COMMISSION EXPIRES: 9-16-2009

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie C. Lagarde	Sirva Mortgage	MAP 146-15
528 Rochelle Drive	6070 Parkland Blvd	PARCEL 135
Nashville, TN 37220	Mayfield Heights, OH 44124	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Leonard Gray Dougherty and wife, Hilda M. Dougherty**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melanie C. Lagarde, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 901 on the Plan of Brentwood Hall, Section 9, of record in Book 2331 page 92, said Registers Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Angela Dougherty and Katherine R. Dougherty, jointly and in the event of the death of either the interest of such party shall become the property of the survivor by deed from R.C. Adams and wife Hazel Cash Adams of record in Book 2540 page 391, said Registers Office. And being the same property conveyed to Katherine Rose Dougherty, Leonard Gray Dougherty and Hilda Dougherty with the remainder interest being conveyed to the Sisters Of Mercy of Nashville, Tennessee, by Quitclaim Deed from Robert J. Notestine III, Trustee, of record in Book 9083 page 891, said Registers Office. And also being the same property conveyed to Katherine Rose Dougherty, a life estate, with the remainder interest to Leonard Gray Dougherty and wife, Hilda Dougherty by Quitclaim Deed from James N. Bryan Jr., Trustee, of record in Book 9708 page 878, said Registers Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **528 Rochelle Drive, Nashville, TN 37220.**

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 plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand( ) this the 12th day of January, 2007.

Leonard Gray Dougherty
Leonard Gray Dougherty

Hilda M. Dougherty
Hilda M. Dougherty

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Leonard Gray Dougherty** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12th day of January, 2007.

My Commission expires 9-16-2009

Notary Public

PEGGY NANCE WILLIAMS ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hilda M. Dougherty** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12th day of January, 2007.

My Commission expires 9-16-2009

Notary Public

PEGGY NANCE WILLIAMS ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY