PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

This document prepared by (and after recording return to):

Name:	**Consumer Trust Title & Escrow, LLC**
Address:	**219 Ward Circle**
Address 2:	**Suite 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 06/06/07 14:16 3 pgs
Fees:18.00 Taxes:989.75
20070606-0067948

--------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **TOMMY MCDOUGAL** **hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **DANA DEMOSS, AN UNMARRIED WOMAN AND MARY DARDEN, AN UNMARRIED WOMAN*** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being in the Westerly 50 feet of Lot No. 37 on the Plan of West End Annex, as of record in Book 332, Page 61, Register's Office of Davidson County, Tennessee. Said part of said lot fronts 50 feet on the Northerly side of Colorado Avenue and runs back between parallel lines of 162.9 feet to a rear line measuring 50 feet thereon.

This being the same property conveyed to Tommy McDougal, unmarried by Warranty Deed of Sandy McDougal, unmarried dated November 7, 2005 and recorded November 18, 2005 in Instrument No. 20051118-0139917, Register's Office for Davidson County, Tennessee.

Map Parcel Number: 103-4-397

* as Joint Tenants with right of survivorship
** a married man

This property is known as: **4108 Colorado Avenue, Nashville, TN 37209**

Subject to all matters shown on the Plat of record in Book 332, Page 61, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 4th day of June, 2007.

x _____
Tommy McDougal

x _____
Kristi McDougal

KRISTI MCDOUGAL, WIFE OF TOMMY MCDOUGAL JOINS HEREIN FOR THE PURPOSE OF CONVEYING ANY RIGHT TITLE OR INTEREST SHE MAY HAVE IN THE HEREIN DESCRIBED PROPERTY BY VIRTUE OF HER MARRIAGE TO TOMMY MCDOUGAL.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tommy McDougal, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 4th day of June, 2007.

_____
NOTARY PUBLIC

My Commission Expires:_____

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
TOMMY MCDOUGAL

Grantee(s) Name, Address, phone:
DANA DEMOSS & MARY DARDEN
4108 COLORADO AVENUE
NASHVILLE, TN 37209

SEND TAX STATEMENTS TO:
SunTrust Mortgage, Inc
201 4th Ave No, 6th floor
Nashville, TN 37219

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 267,500.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 4th day of June, 2007.

Affiant

Kristy McDougal
Type or Print Name

Notary Public

(Seal)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires:

My Commission Expires JAN. 20, 2008

W. Davis
Type or Print Name