Return to: File Box 9-B
First Title and Escrow Co., Inc.
2000 Richard Jones Rd. #110
Nashville, TN 37215
ftec file #26816

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(gj) Title No: 48761
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/07/07 14:51 2 pgs
Fees:13.00 Taxes:2771.30

20070807-0094426

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James T. Dougherty Melissa L. Dougherty 2215 Belmont Boulevard Nashville, Tennessee 37212	Pinnacle National Bank 211 Commerce Street, Suite 300 Nashville, TN 37201

TAX MAP-PARCEL NUMBERS: 10416014700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$749,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark J. Vanston and spouse, Susan W. Vanston**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James T. Dougherty and spouse, Melissa L. Dougherty** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the North half of Lot No. 154 on Belmont Land Company's Plan as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said North half of Lot No. 154 fronts 50 feet on the westerly side of Belmont Boulevard and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Mark J. Vanston and wife, Susan W. Vanston by deed from Lou A. Copeland, a single person, of record in Doc. No. 20010607-0059944, dated and executed on May 30, 2001 and recorded on June 7, 2001 in the Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; All matters shown on the Plan of record in Book 421, Page 34, said Register's Office.

This is improved property, known as: 2215 Belmont Boulevard, Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of August, 2007.

Mark J. Vanston

Susan W. Vanston

State of TENNESSEE

County of ~~DAVIDSON~~ Williamson

On this 1st day of August, 2007 , before me the undersigned authority, personally appeared Mark J. Vanston and Susan W. Vanston , 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 the execution as a free act and deed.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $749,000.00

Affiant

Sworn and subscribed before me this the 1st day of August, 2007

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5-23-09

Notary Public