Davidson County DEEDWARR
Recvd: 12/31/07 10:35 2 pgs
Fees:13.00 Taxes:443.63

20071231-0148844

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-071100440

WARRANTY DEED

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 27 **day of December, 2007**

Notary Public

MY COMMISSION EXPIRES: 6-12-11

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary G. Ammons **3249 Priest Woods Drive** **Nashville, TN 37214**	First Horizon Home Loans P.O. Box 909 Memphis, TN 38101	**108-16-0-019.00**

FOR AND IN 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,

Laura A. Doutre, married, (f/k/a Laura A. Brewer)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary G. Ammons, 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 all of Lot No. 19A, Percy Priest Woods Subdivision, Section 1, Zone Lot 19, as of record in Plat Book 5200, page 607, Register's Office for said County, the said Lot 19A being the easterly part of Lot No. 19 on the Plan of Percy Priest Woods Subdivision, Section One, as of record in Book 5200, page 472, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Laura A. Brewer, unmarried, by Warranty Deed from The Buyers Agency, dated 1-16-01 and recorded 1-24-01 in Instrument Number 200101240007274, Register's Office for Davidson County, Tennessee.

Scott Doutre, spouse of grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Unimproved ( )

This is improved (X) property known as **3249 Priest Woods Drive, Nashville, TN 37214**

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 hands this 27 day of December, 2007.

Laura A. Doutre

Laura A. Doutre

Scott Doutre

Scott Doutre

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura A. Doutre and Scott Doutre the bargainor(s) 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 at Smyrna, Tennessee, this 27 day of December, 2007.

Commission Expires: 8/16/08

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 8-16-08