BOX 10-B

Davidson County DEEDWARR
Recvd: 06/02/08 13:34 2 pgs
Fees:13.00 Taxes:321.90

20080602-0055850

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$87,000.00**

x Beulah M. Fitzgerald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **30TH** DAY OF **MAY, 2008.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **August 23, 2011**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BEULAH M. FITZGERALD	**COUNTRYWIDE BANK, FSB**	**091-12-0-041.00**
(NAME) **4600 INDIANA AVENUE**	(NAME) **P. O. BOX 961206, FTWX-22**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **FORT WORTH, TX 76161**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, ROBERT E. DOLAN AND WIFE, BONNIE H. DOLAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BEULAH M. FITZGERALD, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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 the southerly 50 feet of Lots Nos. 501 and 503 of Block No. 83, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said part of Lots Nos. 501 and 503 fronts 50 feet on the westerly side of 46th Avenue North formerly 5th Street and runs back between parallel lines with the northerly margin of Indiana Avenue 60 feet to the easterly line of Lot No. 505 of said Block.

Being the same property conveyed to Robert E. Dolan by deed from Doug Snyder and David Lee Snyder of record as Instrument No. 20030402-0043655, said Register's Office. Further being conveyed to Robert E. Dolan and wife, Bonnie H. Dolan by quitclaim deed of record as Instrument No. 20040823-0101663, said Register's Office.

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **4600 INDIANA AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 **30th** day of **MAY, 2008**.

ROBERT E. DOLAN

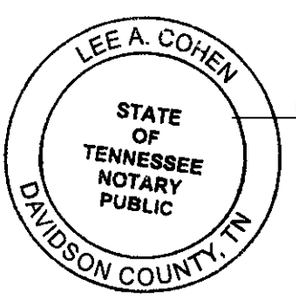
BONNIE H. DOLAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert E. Dolan and wife, Bonnie H. Dolan,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2008.

My commission expires: AUGUST 23, 2011



Notary Public