Davidson County DEEDWARR
Recvd: 07/18/08 15:31 2 pgs
Fees:13.00 Taxes:573.50

20080718-0074116

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of July, 2008.

Notary Public: Devon J. Sutherland
My Commission Expires: 12/09/08

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Robert P. Dougherty 729 Florence Circle Madison, TN 37115	New Owner	05206006800

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Candida Mena, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert P. Dougherty**, hereinafter called the Grantees, their 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 Lot No. 55, on the plan of Madison Heights Subdivision, Section 1, as shown on plat of record in Plat Book 1424, Page 6, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

SAID Lot No. 55 fronts 100 feet on the Easterly side of Florence Avenue and runs back 440 feet on the Northerly line and 469.5 feet on the Southerly line to a dead line in the rear on which it measures 51 feet.

BEING the same property conveyed to Candida Mena, by Warranty Deed from Paul S. Wilkerson and Kay Wilkerson, wife and husband, dated August 30, 2002, recorded September 16, 2002, in Instrument Number 20020916-0112259, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2008 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 1424, Page 6, Register's Office for Davidson County, Tennessee.

Sewer and Drainage Easement to Metropolitan Davidson County easement set forth in the instrument recorded in Book 6147, Page 772, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 729 Florence Circle, Madison, TN 37115

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 16th day of July, 2008.

Candida Mena

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Candida Mena**, 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, this 16th day of July, 2008.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075