Davidson County DEEDWARR
Recvd: 08/07/08 09:52 2 pgs
Fees:13.00 Taxes:275.65

20080807-0081378

State of Tennessee
County of Davidson
The actual consideration or value whichever is
Greater, for this transfer is $ 74,500.00

Affiant

Subscribed and sworn to before me, this the
day of July, 2008

Notary Public

My Commission Expires 3-11-09

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow 100 North Main Street, Goodlettsville, TN 37072

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL:
John Patrick Evans 1410 Mohawk Trail Madison, TN 37115	New Owner	053-14-38.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **William L. Douglass and wife Earline E. Douglass** said Grantor does hereby bargain, sell, transfer and convey unto, **John Patrick Evans, 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 Lot No. 17 and 18, on the Plan of Nawaka Hill Powwow Addition, Section 1, as shown on plat of record in Plat Book 843, page 79, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lots Nos. 17 and 18 front together 100 feet on the westerly side of Whoopee Trail, now Mohawk Trail, and runs back between parallel lines 149 feet to a 1 foot reserved strip.

Being the same property conveyed to William L. Douglass and wife, Earline E. Douglass by Deed of record in Book 5562, Page 381 recorded 2/4/1980, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

X Improved Property

Commonly known as: 1410 Mohawk Trail , Madison TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said GRANTEES, their heirs and assigns forever; and we do convenant 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 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 my hand this 31 day of July, 2008.

William L. Douglass

Earline E. Douglass

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of July, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared William L. Douglass and wife Earline E. Douglass to me know to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 31 day of July, 2008.

Darlene Edwards
Notary Public

My Commission Expires: 11-29-2011

