Davidson County DEEDWARR
Recvd: 09/24/08 14:25 2 pgs
Fees:13.00 Taxes:1332.00

20080924-0097302

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF September, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08 (AFFIX SEAL)

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

G-KW-08-2710

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theodore R. McRackan	Wachovia Mortgage FSB	
2710 Woodlawn Drive (ADDRESS)	1100 Corporate Center Dr. (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Ralaigh, NC 27607 (CITY) (STATE) (ZIP)	104-15-375.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CLAUDIA DOUDS AND HUSBAND, PATRICK DOUDS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THEODORE R. MCRACKAN AND ESTHER ESTEE PERLMUTTER, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVISON COUNTY, TENNESSEE, BEING THE WEST 50 FEET OF THE SOUTH ONE-HALF OF LOT NO. 23 ON THE PLAN OF BEL AIR SUBDIVISION OF RECORD IN PLAT BOOK 332, PAGE 6, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. SAID PART OF SAID LOT FRONTS 50 FEET ON THE NORTH SIDE OF BEL AIR AVENUE, NOW WOODLAWN AVENUE, AND EXTENDS BACK PARALLEL LINES 192 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO CLAUDIA DOUDS AND HUSBAND, PATRICK DOUDS BY WARRANTY DEED FROM SUSAN ELAINE STEVENS, UNMARRIED, RECORDED ON THE 17TH DAY OF SEPTEMBER, 2007 IN INSTRUMENT NO. 20070917-0111376, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN INCLUDING EASEMENT FOR SANITARY SEWER AND STORM DRAINAGE OF RECORD IN BOOK 3965, PAGE 953.

unimproved ( )
This is improved (X) property, known as 2710 Woodlawn Drive, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 19th day of September, 2008.

Claudia Douds

Patrick Douds

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Claudia Douds and Patrick Douds, the within named bargainor, 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 the 19th day of September, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012-216 Doug South
Nashville, TN 37212
Phone: (615)383-2903