Return to First Title and Escrow Company, Inc.
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THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

CHRISTINA M. READ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/13/09 14:11 2 pgs
Fees:13.00 Taxes:1221.00

20090213-0012827

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen M. Burch	New Owner	MAP 105-05
1016 Argyle Avenue		PARCEL 383.00
Nashville, TN ~~37204~~ 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Mark C. Hill, married and Robert D. Dougher, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen M. Burch and wife, Wendy H. Burch**

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 Nos. 9 and 10 on the Map of A.V. Jones' Subdivision of certain blocks in Jones and Dudley's Addition, Map 105-5, Parcel 383, as of record in Book 57, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

SAID Lots 9 and 10 front together 100 feet on the northerly side of Fairview or Argyle Avenue and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Mark C. Hill and Robert D. Dougher as tenants in common by Special Warranty Deed from Doochin Davidson County Family Partnership, L.P., a Tennessee limited partnership of record as Instrument No. 20050426-0046458, said Register's Office.

Jodi K. Hill and Kimberly R. Dougher, spouses of Mark C. Hill and Robert D. Dougher respectively, join in this conveyance for the sole purpose of waiving their marital interest in the subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) 2009 Davidson County Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record in Book 54, page 147; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **1016 Argyle Ave., Nashville, TN ~~37204~~ 37203.**

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 the 9th day of February, 2009.

Mark C. Hill

Jodi K. Hill

Robert D. Dougher

Kimberly R. Dougher

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 **Mark C. Hill and Jodi K. Hill** the bargainor~~s~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor~~s~~, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of February, 2009.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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 D. Dougher and Kimberly R. Dougher** the bargainor~~s~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor~~s~~, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of February, 2009.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN