Instr:200005050045401 Page: 1 OF 2
REC'D FOR REC 05/05/2000 9:17:05AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $554.63

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **38819** FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 149,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 20TH DAY OF APRIL, 2000

Notary Public

MY COMMISSION EXPIRES: 9-23-2000

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

My Commission Expires SEPT. 23, 2000

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
BARBARA G. SAMPSON **407 Lyons Head Drive** **Knoxville, Tennessee 37919**	**S A M E**	**161-11-F-3**

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 **I, BRENT FOSTER , Married**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARBARA G. SAMPSON**

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:

Being Unit No. 3 on the Condominium Plat, Townhomes of Brentwood of record in Book 9700, page 990, said Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description thereof.

Being part of the same property conveyed to Brent Foster by deed from Eckhardt Realty Corporation, Trustee for the 2228 Old Hickory Land Trust, of record in Book 11633, page 782, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
1. **Taxes for the year 2000 and subsequent years.**
2. **Plan of record in Book 9700, page 424, said Register's Office for Davidson County, Tennessee.**
3. **Master Deed of record in Book 11629, page 850, said Register's Office.**
4. **By-Laws of record in Book 11629, page 885, said Register's Office.**

This property is investment property and has never been the residence of Grantor nor his spouse.

Unimproved ( )
This is improved (X) property, known as **5768 Amalie Drive, Nashville, Tennessee 37211**
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 MY HAND THIS 20TH DAY OF APRIL, 2000.

Brent Foster by
Judy Killett, Attorney in fact

BRENT FOSTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 20th DAY OF APRIL, 2000, before me personally appeared JUDY KILLETS to me known to be the person who executed the foregoing instrument in behalf of **BRENT FOSTER** as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said **BRENT FOSTER**, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 20TH DAY OF APRIL, 2000.

Janet S. Davis
NOTARY PUBLIC

My Commission Expires: 9-23-2000

JANET S. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000