Box 13

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/12/00 15:14 2pgs
Fees:11.00 Taxes:438.45

20000912-0090527

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Andrew L Foster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2000.

Notary Public

MY COMMISSION EXPIRES: May 26 2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew L. Foster	North American Mortgage Company	149-9-254
(NAME)	(NAME)	
5016 Streamfield Pass	231 East Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Albion, NY 14411-1678	
(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, James D. Brownfiel Jr. and wife Maureen L. Brownfiel, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew L. Foster and wife Susanna S. Foster, 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 Lot No. 12, First Revision of Section 1, Hunters Run, of record in Plat Book 9700, Page 341, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James D. Brownfiel, Jr. and wife Maureen L. Brownfiel, by deed of record in Book 10650, Page 686, Register's Office for Davidson County, Tennessee.
This instrument is executed on behalf of James D. Brownfiel Jr. and wife Maureen L. Brownfiel by Terry Atkinson as their Attorney In Fact pursuant to recorded Power of Attorney being recorded simultaneously herewith, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Volunteer Trust Company of record in Book 10650, Page 689, said Register's Office with a present unpaid balance of approximately $118,147.02, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.
The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.
This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 5016 Streamfield Pass, Antioch, TN 37013
(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 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/our hand(s) this 24th day of August. 2000.

James D. Brownfiel Jr. By Terry Atkinson Attorney-in-fact

Maureen L. Brownfiel By Terry Atkinson Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 24th day of August, 2000, before me personally appeared Terry Atkinson, the person who executed the foregoing instrument on behalf of James D. Brownfiel Jr. and wife Maureen L. Brownfiel and who acknowledged that he executed the same as the free act and deed of the said James D. Brownfiel Jr. and wife Maureen L. Brownfiel, through Power of Attorney granted him by the said James D. Brownfiel Jr. and wife Maureen L. Brownfiel.

Witness my hand and official seal at Nashville, Tennessee this 24th day of August, 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett Notary Public