# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/01 09:46 2pgs
Fees:11.00 Taxes:780.70

20010301-0018992

CHARLES A. SULLIVANT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 211,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 2001

Notary Public

MY COMMISSION EXPIRES: 10 25 03
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Steven C. Stratz (NAME) | Bank of America, N. A. (NAME) | Map 172-2 |
| 5629 Highland Way (ADDRESS) | 2059 Northlake Parkway (ADDRESS) | Parcel 3 |
| Nashville, Tennessee 37211 (CITY) (STATE) (ZIP) | Tucker, Georgia 30084 (CITY) (STATE) (ZIP) | 6DU 55105 |

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, Zola L. Foshee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven C. Stratz and wife, Denise E. Stratz

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. 41 on The Plan of The Highlands, Section 3, as of record in Book 5050, page 14, Register's Office for said County, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Zola L. Foshee and by Quitclaim Deed from Howard B. Foshee of record in Book 10022, page 641, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2001, which have been prorated and assumed by the grantees herein, and to taxes for subsequent years, and to any and all restrictions and easements of record.

Howard B. Foshee joins in this deed in order to convey any rights and interest he may have in the property, especially marital interests.

unimproved ( )
This is improved ( X ) property, known as 5629 Highland Way, Nashville, Tennessee 37211
(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 hand this 26th day of February, 2001

Zola L. Foshee
Zola L. Foshee

Howard B. Foshee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zola L. Foshee & Howard B. Foshee

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 26th day of February, 2001.

Commission expires 10/25/03

Notary Public

CHARLES A. GILLIAM JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

STATE OF TENNESSEE

COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____

Notary Public