02

Clients 48A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of December, 2001.

Notary Public

My Commission Expires: 5-30-2004

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30TH 2004

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/27/01 13:25 2pgs
Fees:13.00 Taxes:495.80
20011227-0142616

ADDRESS NEW OWNER(S) AS FOLLOWS:
Alan W. Foster
477 Huntington Ridge Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: **161-11-0-A 100.00CO**

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephanie L. Fisher, unmarried (f/k/a Stephanie L. Rennecker, unmarried)** hereinafter referred to as Grantor, hereby transfers and conveys to **Alan W. Foster, unmarried, and Stacy D. Hays, unmarried,** hereinafter referred to as 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. 100, on the Plan of Huntington Ridge Townhouse, of record in Book 9700, Page 846, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed go Stephanie L. Rennecker, unmarried, by deed from Westminister Homes, Inc. of record in Book 11427, page 766, Register's Office for Davidson County, Tennessee. **Said Deed being re-recorded in Instrument No.** 20011227-0142614 **, said Register's Office.**
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 846, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4729, Page 687, Book 4889, Page 905, and Book 5394, Page 243, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 4723, Page 762 and Book 7423, Page 762, said Register's Office.

Storm Water Detention Agreement of record in Book 9732, page 551; Book 9775, page 308; and Book 11345, page 59, said Register's Office.

HOA Charter of record in Book 4729, page 682; and Book 4890, page 84, said Register's Office.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 477 Huntington Ridge 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 17th day of December, 2001.

Stephanie L. Fisher

Stephanie L. Fisher

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 Stephanie L. Fisher, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of December, 2001.

Notary Public

11-22-05

My Commission Expires

NOTARY PUBLIC AT LARGE

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