Davidson County DEEDWARR
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Fees:13.00 Taxes:450.14
20020122-0008753

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WARRANTY DEED

This Indenture made this **18th** day of **January, 2002** between **Ole South Proeprties, Inc., ,** GRANTOR, and **Dorothy L. Foster, an unmarried woman ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

BEING Lot No. 308 on the Plan of Phase I, Villages of Long Hunter P.U.D. of record in Instrument Number 20010123-0006899, Register's Office of Davidson County, Tennessee to which Plat reference is hereby made for a more complete and accurate legal description.
Being a portion of the same property conveyed to Ole South Properties, Inc. by Quitclaim Deed from Cason Lane Development Partners of record in Instrument Number 2001100108396, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Instrument Number 20010123-0006894, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Instrument Number 20010331-0056382, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to Charter for Homeowners Association of record in Instrument Number 20010531-0056381, Register's Office for Davidson County, Tennessee.

Subject to Homeowners Association Dues.

Improved property known as 7436 E.Winchester Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **18th** day of **January, 2002.**

Ole South Proeprties, Inc.

David Tucker Vice President

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David Tucker with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the Vice President of the Ole South Proeprties, Inc., and that he/she as such Vice President executed the foregoing instrument for the purpose therein contained by signing the name of Ole South Proeprties, Inc. by him/her self as Vice President. Witness my hand and official seal this 18th day of January, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $121659

Affiant

Subscribed and sworn before me this 18th day of January, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Dorothy L. Foster
7436 E.Winchester Drive
Antioch, Tennessee 37013

Send Tax Bills to:
Titan Mortgage Company, LLC
4825 Trousdale Drive, Suite 238
Nashville, Tennessee 37204

Map & Parcel Number:

Map 151 Group 10-A Parcel 102.00