WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 02/26/02 15:41 2pgs
Fees:13.00 Taxes:438.45

20020226-0024505

G-7732-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell I. Foster (NAME)	GMAC Mortgage Corporation (NAME)	MAP 61-6
418 Broadmoor Drive (ADDRESS)	100 Witmer Road, P.O. Box 963 (ADDRESS)	PARCEL 1.04
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (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, Estate of Nettie I. Palmore, Deceased, Jay Smith, Executor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell I. Foster and wife, Valerie N. 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:

Land in the 12th Civil District of Davidson County, Tennessee, being part of the Sweeney-Clark Realty Company property as shown on the Plan of Gra-Mar Acres, Section II, Second Addition, as of record in Book 3500, Page 43, Register's Office for Davidson County, Tennessee, being Parcel No. 9 on the unrecorded plan of a subdivision of said Realty Company's property, described according to a survey made by Barge, Waggoner & Sumner, Inc., Engineers, January 21, 1964, as follows:

Beginning at a point on the southerly margin of Broadmoor Drive, 111.8 feet east of the northeast corner of Parcel No. 11 conveyed to Maddux Construction Company, Inc., by deed from Sweeney-Clark Realty Company, Inc., of record in Book 3706, Page 517, said point being the corner of Parcel Nos. 9 and 10; thence with the line between said two Parcels, south 11 deg. 40' west 216.5 feet; thence south 84 deg. 10' east 147.3 feet to Owen's west line; thence north 1 deg. 55' east 204.6 feet to the southerly margin of Broadmoor Drive; thence with the same westerly 111.9 feet to the beginning.

Being the same property conveyed to Nettie I. Palmore, a widow, by deed from Robert J. Bare and wife, Jean A. Bare of record in Book 4496, Page 955, RODC, TN. The said Nettie I. Palmore having since died on February 16, 2000, and pursuant to her Last Will and Testament of record in the Probate Court for Davidson County, Tennessee, No. 1677\307831, said property was devised to Charlene P. Smith, Patricia Ann Bracy, Shirley Jeanine Smith, Peggy Joyce Holst, Steve Smith, and Jay Smith. Pursuant to an Order dated February 8, 2002, Jay Smith is authorized to sign all documents necessary to convey said property, said Order being recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20020226-0024504.

unimproved ( )
This is improved (X) property, known as 418 Broadmoor Drive, Nashville, TN 37216
(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 22nd day of February, 2002

Estate of Nettie I. Palmore
By:
Jay Smith, Executor

DCTN01WC

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JAY SMITH**, with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the **Executor of the ESTATE OF NELLIE I. PALMORE, DECEASED**, and that he as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 22nd day of February, 2002.

Notary Public

My Commission Expires:

