03

Rusty Title 48-A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 08/01/03 07:56 2pgs
Fees:13.00 Taxes:740.00
20030801-0109058

W & I Ref:(SK) Title No: 44871
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Rosemary Ramsey 125 37th Ave. North Nashville, Tennessee 37209	Countrywide Home Loans, Inc. P.O. Box 660694 Dallas, TX 75266-0694

TAX MAP-PARCEL NUMBERS: 104-01-231

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$200,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel M. Foster and wife, Sydney H. Bush-Foster**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rosemary Ramsey** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of West Grove Subdivision of record in Book 421, Page 109 Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Daniel Foster and Sydney Bush, both unmarried people, as Joint Tenants with Right of Survivorship, by deed from James T. Hicks and Joan Walp Hicks, husband & wife of record in Doc. No. 200001070002332 Register's Office for Davidson County, Tennessee. The said Sydney Bush is now known as Sydney Bush Foster.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Plat Book 421 Page 109, said Register's Office.

This is improved property, known as: 125 37th Ave. North, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of July, 2003.

Daniel M. Foster

Sydney H. Bush-Foster

State of TENNESSEE

County of DAVIDSON

On this 25th day of July, 2003 , before me the undersigned authority, personally appeared Daniel M. Foster and Sydney H. Bush-Foster , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

NOTARY PUBLIC AT LARGE

Sworn and subscribed before me this the 25th day of July, 2003

Notary Public

My Commission Expires: 3/14/05