WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/19/03 11:23 2pgs
Fees:13.00 Taxes:27.75

20030819-0119983

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Capital Journey, LLC	Capital Journey, LLC	Map 119-01, Parcel 26
(NAME) 201 Thompson Lane, Suite 200	(NAME) .	
(ADDRESS) Nashville, TN	(ADDRESS)	
(CITY) (STATE) (ZIP)	(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, Richard Danny Foster, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Capital Journey, LLC, 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:

Being Lot No. 4 on the map showing subdivision of a 1.73 acre tract Section "B" on the Plan of the John Thoni Lands, as of record in Book 974, page 17, Register's Office of Davidson County, Tennessee.

Said Lot No. 4 fronts 60 feet on the northerly side of Glenrose Avenue or the Mill Creek Road, and runs back between parallel lines, 150 feet, more or less, to a dead line and measures 84 feet on said line.

Being John Ambrose Foster and wife, Bessie Flora Foster, by Installment Deed of Laura J. Coleman of record in Book 1234, page 335, said Register's Office. The said John Ambrose Foster having since died and said property vested to Bessie Flora Foster by operation of law as the surviving tenant by the entireties. Bessie Flora Foster having since died and said property vested to Richard Danny Foster as devisee under the will of Bessie Flora Foster, with said will being of record in Probate Court of Davidson County, Tennessee, on the 11th day of June, 1986, Docket No. 78322 and Will Book 154, page 710.

unimproved ☐
This is improved ☒ property, known as 106 Glenrose Ave., Nashville, TN 37210
(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 14th day of August, 2003.

Richard Danny Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August 2003.

Deputy Register

STATE OF TENNESSEE

COUNTY OF DAVIDSON

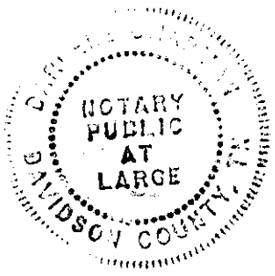
Before me, the undersigned, a Notary Public in and for State and County, personally appeared Richard Danny Foster, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14 day of August, 2003.

Commission expires:

8-14-03

Notary Public



MY COMMISSION EXPIRES JAN. 28, 2006