This instrument was prepared by:

Carolyn Piphus, Esq.
Smith, Hirsch, Blackshear & Harris, PLC
One Vantage Way, Suite B-105
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Return To:

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211 Donelson Pike, Suite 113
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 12/05/03 09:55 2pgs
Fees:13.00 Taxes:355.20

20031205-0175049

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater is $96,000.00

Affiant

Subscribed and Sworn to before me, this 17th day of November, 2003.

Notary Public

My Commission Expires: 01/

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MAP-PARCEL# 070-13-

The Name and Address of the new owner is:	MAIL TAX BILLS TO:
Corbin D. Foster & wife, Deborah G. Foster 2107 Summit Avenue Nashville, Tennessee 37218	Corbin D. Foster and wife, Deborah G. Foster 2107 Summit Ave. Nashville, TN 37218

WARRANTY DEED

THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM F. CARUTHERS AND WIFE, MAHALIA A. CARUTHERS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CORBIN D. FOSTER AND WIFE, DEBORAH G. FOSTER**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND LYING AND BEING IN DAVIDSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 15 on the plan of Resha Heights which is of record in Book 1424, page 110, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 15 fronts 104.3 feet on the westerly side of Summit Avenue and runs back 180.5 feet on the southerly line and 172.4 feet on the northerly line to a dead line, measuring 104.7 feet thereon.

Being the same property conveyed to William F. Caruthers and wife, Mahalia A. Caruthers by Deed from Secretary of Veterans Affairs dated 10/24/94, of record in Book 9503, page 892, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 2003 Davidson County Taxes.

2. Matters on the plan of record in Book 1424, page 110, said Register's Office, shows an Owner's Certificate, a 50 foot minimum building setback line from Summit Avenue and a 10 foot easement for public utility and drainage purposes along the rear of said lot.

This is improved property known as 2107 Summit Avenue, Nashville, Tennessee 37218.

To HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenants, 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 17th day of November, 2003.

William F. Caruthers

William F. Caruthers

Mahalia A. Caruthers

Mahalia A. Caruthers

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM F. CARUTHERS AND WIFE, MAHALIA A. CARUTHERS**, the bargainors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing document and who upon oath, acknowledged that they executed the foregoing document for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of November, 2003.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 01-29-05