File Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/03/04 11:46 2pgs
Fees:13.00 Taxes:351.50

20040203-0012963

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $95,000.00./

Affiant

Subscribed and sworn to before me this 21 day of Jan., 20 04

Notary Public

My Commission expires 4/23/07

ANDREW H. MALONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
581 Mill Station Land Trust	SAME	059-08-207.00
P.O. Box 791		
Joelton, TN 37080		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Beverly M. Foster and husband, Larry E. Foster**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **581 Mill Station Land Trust, First Jordan Co, LLC Trustee**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 34 on the plan of Claymille Station, Phase Three, of record in Plat Book 6900, page 648, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Beverly M. Foster and husband, Larry E. Foster, by deed from Castle Builders, Inc., on September 30, 1994, of record in Book 9482, page 149, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 6900, page 648, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7514, page 41; and Book 7546, page 658, Register's Office for Davidson County, Tennessee.

This is improved property known as: **581 Mill Station Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 21, 2004.

Beverly Foster
Beverly M. Foster

Larry Foster
Larry E. Foster

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Beverly M. Foster and husband, Larry E. Foster** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 21, 2004

My commission expires _____

_____
Notary Public

ANDREW H. MOONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.