WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$164,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES 9-18-04

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/20/04 13:36 2pgs
Fees:13.00 Taxes:606.80
20040520-0059513

BRENDA K. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Forster	**Regions Mortgage, Inc.**	**132-16-23**
(NAME)	(NAME)	
4720 Timberhill Drive	**605 South Perry Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Montgomery, AL 36104**	
(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, **RENEE M. H. YUEN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JERRY FORSTER AND WIFE, GAYLE E. FORSTER**, 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 Davidson County, Tennessee, being Lot No. 800 on the Plan of Caldwell Hall, Section XIII, of record in Book 3300, page 66, Register's Office for said County, as follows:

SAID Lot No. 800 fronts 85 feet on the easterly side of Timberhill Drive and extends back 165.1 feet on the north line and 165,2 feet on the south line to a dead line in the rear on which it measures 85 feet.

Being the same property conveyed to Renee M. H. Yuen, unmarried by deed from Lee A. Bell, married of record in Instrument No. 200003210028810 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **4720 Timberhill Drive, Nashville, TN 37211**

(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 May, 2004.

Renee M. H. Yuen
by Trudy N. Sisk, her Attorney-in-Fact
Renee M.H. Yuen
By: Trudy N. Sisk, her Attorney in Fact

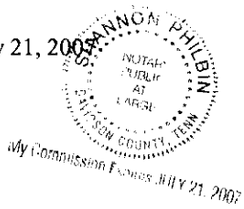
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in the for the State and County aforesaid, personally appeared Trudy N. Sisk with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney in Fact for the within named Renee M. H. Yuen and being authorized to act on behalf of said person, she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of May, 2004.

Commission expires: July 21, 2005



Shannon Philbin Notary Public