Davidson County DEEDWARR
Recvd: 06/22/04 08:11 2pgs
Fees:13.00 Taxes:869.50
20040622-0073374

This Instrument Prepared by:
C. Patterson Cron, Esq.
KIRKSEY & McNAMEE PLC
5250 Virginia Way, Suite 240
Brentwood, Tennessee 37027

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| Frank T. Foster, Jr. and wife,<br>Judy M. Foster<br>5179 Colleton Way<br>Brentwood, TN 37207 | Same as New Owner | 131-3-B-184<br>16DA 39548 |

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 235,000.00.

Affiant

Subscribed and sworn to before me this 18th day of June, 2004.

Notary Public

My Commission Expires: May 30, 2007

C. PATTERSON CRON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GREGORY AKIN, an** unmarried person (hereinafter "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto, **FRANK T. FOSTER, JR.** and wife, **JUDY M. FOSTER**, (hereinafter "Grantees"), their heirs and assigns, the following described real property located in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being Unit No. 184 on the plan of Section Four, Arden Place, of record in Book 4955, page 5, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Gregory Akin by deed from Betty Carter and Mary Moore of record in Book 11341, page 33, said Register's Office.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth of record in Book 4754, page 455, Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129,

page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, Book 5514, page 636, and Book 4628, page 473, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is the same description used in the previous deed.

This is improved property, known as 4400 Belmont Park Terrace, Unit 184, Nashville, TN 37215.

This conveyance is subject to the property taxes for 2004 and subsequent years and all matters referenced hereinabove.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to **Grantees**, their heirs and assigns forever.

AND **Grantor** does covenant with the said **Grantees**, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered, except as set forth hereinabove.

AND **Grantor** does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to **Grantees**, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Grantor** has signed these presents this 18th day of June, 2004.

GREGORY AKIN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of June, 2004, before me, the undersigned, personally appeared Gregory Akin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 18th day of June, 2004.

C. Patterson Cron
Notary Public

My Commission expires: May 30, 2007

PATTERSON CRON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007