Davidson County DEEDWARR
Recvd: 06/22/04 13:54 2pgs
Fees:13.00 Taxes:268.62

20040622-0073883

WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville TN 37214
Ph: (615) 883-[illegible] (615) 883-7543

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$72,600.00**.

James Fogg
Affiant

Subscribed and sworn to before me, this the 17th day of June, 2004.

NOTARY PUBLIC AT LARGE

Notary Public
My commission expires: 5/30/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James Fogg **Tonja Fogg**	**United Mortgage Lenders**	**60-1-141.00**
3113 Greggwood Drive	**402 BNA Dr Ste 205**	
Nashville TN 37207	**Nashville TN 37217**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Larry E Foster and wife, Beverly M Foster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Fogg and wife, Tonja Fogg

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. 135 on the Plan of Golden Valley Estates, Section 1, as of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Larry E Foster and wife, Beverly M Foster, by Deed from Beverly M Foster, dated 04/19/2001, of record in Instrument No. 200104230039656, and Willie M Graves, dated 04/19/2001, of record in Instrument No. 200104230039657, Register's Office for Davidson County, TN.

This is improved (__x__) Unimproved (____) property, known as **3113 Greggwood Drive, Nashville TN 37207**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **17th** day of **June, 2004.**

Larry E. Foster
Larry E Foster

Beverly M. Foster
Beverly M Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Larry E Foster and wife, Beverly M Foster,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **17th** day of **June, 2004.**

Notary Public

My Commission Expires: 5/20/06

