Return to:
EQUITY SEARCH, INC.
2200 21st Avenue South
Suite 409
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 11/22/04 10:12 2pgs
Fees:13.00 Taxes:258.63
20041122-0139579

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **19th** day of **November, 2004** between **Ernestine R. Foster,*** ,GRANTOR, and **Gwendolyn Telfair** , as GRANTEEs

*** aka Ernestine Ross Foster**

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **TN,** to wit:

Being the northerly 10 feet of Lot No. 39 and the southerly 40 feet of Lot No. 40 on the map of the Benedict Land Company's subdivision of the Lindsley Tract, as of record in Book 332, Page 40, Register's Office for said County.

Said parts of Lots Nos. 39 and 40 front together 50 feet on the easterly side of Stockell Street and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Ernestine R. Foster by Last Will and Testament of Theo Ross Braden, dated July 19, 1972, probated March 30, 1973, Docket No. 58323, of record in Davidson County Probate Court Clerk's Office.

This conveyance is subject to the taxes for the year 2004 which have been prorated and assumed by the Grantee(s); and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **19th** day of **November, 2004.**

Ernestine R. Foster aka Ernestine Ross Foster

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernestine R. Foster, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 19th day of November, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 31, 2007

****

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $69900

Affiant

Subscribed and sworn before me this 19th day of November, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 31, 2007

****

Prepared by:
Equity Search, Inc.
2200 21st Avenue S., Ste. 409
Nashville, TN 37212

Address of New Owner
Gwendolyn Telfair
1005 Stockell Ave.
Nashville, TN 37207

Send Tax Bills to:
American Home Mortgage
7412 Columbia Gateway Drive
Columbia, MD 21046-2132

Map & Parcel Number:

82030/207.00