Return To: Grissim Title & Escrow, LLC.
2309 Crestmoor Road, Suite 300
Nashville, TN. 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $230,000.00

Steven A Smith
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

March 16, 2005

Sharen L. Clevenger
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Sharen L. Clevenger
My Commission Expires 2-22.08
March 22, 2008
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 03/18/05 11:03 2 pgs
Fees:13.00 Taxes:851.00
20050318-0029926

SHAREN L. CLEVENGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY: Grissim Title & Escrow, LLC 2309 Crestmoor Rd, Suite 300, Nashville, TN 37215		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Michael P. Foster and Rebekah C. Foster 5218 Rawlings Road Joelton, TN 37080	Accredited Home Lenders, Inc. 5500 Interstate North Parkway #300 Atlanta, GA 30328	MAP 21/349.00

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 ACKNOWLEDGED, I/WE, **STEVEN A. SMITH AND WIFE, LORINDA A. SMITH**

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MICHAEL P. FOSTER AND WIFE, REBEKAH C. FOSTER**

HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in the 14th Civil District of Davidson County, Tennessee and described as Tract 5, according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated April 5, 1990 as follows:

Beginning at an iron pin set in the northerly margin of Rawlings Road, the most southeast corner of this tract and being the most southwest corner of Edwin Gienger Property of record in Deed Book 7014, page 23, Register's Office for Davidson County, Tennessee; thence, with the margin of said Road, S 82 49 minutes 32 seconds W 180.50 feet to an iron pin set in the margin of said road , the most southeast corner of Tract 4 of the above referenced survey; thence, leaving said Road and with the line of said Tract 4, N 07 degrees 58 minutes 45 seconds E passing an iron pin set on the south bank of a creek at 992.61 feet and in all a total of 1008.61 feet to the center of said creek, corner to said Tract 4 and being in the line of Porter D. Mayo; thence, with the centerline of said creek and said Mayo for the next three calls as follows; N 76 degrees 33 minutes 37 seconds E 30.51 feet N 87 degrees 58 minutes 16 seconds E 75.58 feet, and N 47 degrees 26 minutes 54 seconds E. 117.07 feet to a point in the center of said creek, near the corner of said Mayo and the corner of Ronnie Rippetoe; thence, with the line of said Rippetoe, N 84 degrees 14 minutes 54 seconds E 73.07 feet to a point in the centerline of said creek, and the line of said Rippetoe, and being the most northwest corner of said Edwin Gienger; thence, leaving said creek and with the line of said Gienger, S 11 degrees 51 minutes 06 seconds W passing an existing iron pin at 12.12 feet on the south bank of said creek and in all a total of 1095.93 feet to the beginning, containing 5.00 acres more or less.

Being the same property conveyed to Steven A. Smith and wife, Lorinda A. Smith by Deed of record in Book 10294, Page 611, Rerecorded in Instrument No. 200110040108253, recorded 10/4/2001, Register's Office for Davidson County, Tennessee.

SMD yas

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:5218 Rawlings Road, Joelton, TN 37080

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 the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: March 16, 2005

Steven A. Smith

Lorinda A. Smith

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Steven A. Smith and Lorinda A. Smith with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 16th day of March, 2005.

Sharen L. Clevenger
Notary Public

SHAREN L. CLEVENGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sharen L. Clevenger
My Commission Expires: 3.22.08
March 22, 2008
STATE OF TENNESSEE