Davidson County DEEDWARR
Recvd: 05/06/05 14:25 2 pgs
Fees:13.00 Taxes:777.00

20050506-0051493

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF APRIL, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00708CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
David L. Foster	Regions Mortgage	MAP:052-09-0
2641 Miami Avenue	601 S. Court	Parcel:144.00 AND 052-0
Nashville, TN 37214	Montgomery, AL 36104	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PETER K. HASTERLIK , UNMARRIED

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

DAVID L. FOSTER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2641 Miami Avenue, Nashville, TN 37214

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 26th day of April, 2005.

Peter K. Hasterlik

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, PETER K. HASTERLIK, the bargainor(s), 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 26th day of April, 2005.

Notary Public Yvonne S. Otteger

My Commission Expires: 10-23-05

YVONNE S. OTTEGER
NOTARY PUBLIC AT LARGE
TENNESSEE

EXHIBIT A - LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT ONE:

BEING LOT NO. 20 ON THE MAP OF GOTHARD'S SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 79, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: SAID LOT NO. 20 FRONTS 50 FEET ON THE WESTERLY SIDE OF MIAMI AVENUE (FORMERLY AN UNNAMED STREET) AND EXTENDS BACK BETWEEN PARALLEL LINES 170 FEET, MORE OR LESS, TO THE LOW WATER MARK OF THE CUMBERLAND RIVER.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS THAT PART OF SAID LOT CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BY DEED FROM FRANK V. NIEDERHAUSER, OF RECORD IN BOOK 4002, PAGE 760, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT TWO:

BEING LOT NO. 21 ON THE MAP OF GOTHARD'S SUBDIVISION OF 9.08 ACRES, IN PENNINGTON'S BEND OF RECORD IN BOOK 547, PAGE 79, SAID REGISTER'S OFFICE.

SAID LOT NO. 21 FRONTS 50 FEET ON THE WESTERLY SIDE OF MIAMI AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET, MORE OR LESS, TO THE LOW WATER MARK OF THE CUMBERLAND RIVER.

BEING THE SAME PROPERTY CONVEYED TO PETER K. HASTERLIK BY DEED FROM MARGARET J. TANKERSLEY, TRUSTEE AND INDIVIDUALLY, RECORDED ON FEBRUARY 10, 2004 IN INSTRUMENT NO. 20040210-0016222 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.