WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Larry Foster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF May 2005

Deanie L. Gregory
Notary Public NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: My Commission Expires Feb. 25, 2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Foster (NAME)	SAME AS NEW OWNERS (NAME)	MAP 71-14
9 Richardson Avenue (ADDRESS)	615 Gallatin Road (ADDRESS)	PARCEL 378
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Robert Jones and wife, Frances Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Foster and wife, Beverly Foster

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. 1 on the Plat of a Subdivision of the J. W. Christian 3 acre Tract, a plat of which is of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Robert Jones by Warranty Deed from Richard P. Havens and wife, Patsy T. Havens, recorded May 4, 1995 in Book 9663, Page 981, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2005 AND SUBSEQUENT YEARS AND FURTHER SUBJECT TO THE PLAT OF A SUBDIVISION OF THE J. W. CHRISTIAN 3 ACRE TRACT WHICH PLAT IS OF RECORD IN BOOK 547, PAGE 102, SAID REGISTER'S OFFICE.

Davidson County DEEDWARR
Recvd: 05/12/05 10:43 2 pg:
Fees:13.00 Taxes:185.00
20050512-0053616

unimproved ( )
This is improved (X) property, known as 9 Richardson Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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 hand this 10th day of May 2005

Robert Jones
Frances Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Jones and wife, Frances Jones

the bargainor _____, 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 and official seal at Madison, Tennessee, this 10th day of May, 2005.

Commission expires 3-25-2006

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006