Davidson County DEEDWARR
Recvd: 05/16/05 10:02 3 pgs
Fees:18.00 Taxes:493.95
20050516-0054696

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 12th day of May, 2005, by and between STEVEN C. JAGER and BLANCA C. JAGER, HUSBAND AND WIFE, hereinafter called Grantors, and TERI DIANE FORSTER, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, STEVEN C. JAGER and BLANCA C. JAGER, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto TERI DIANE FORSTER, UNMARRIED, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 715 FREDA VILLA, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

STEVEN C. JAGER
Signature of Seller

BLANCA C. JAGER
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, STEVEN C. JAGER and BLANCA C. JAGER, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 12th day of **May, 2005.**

Barbara Black
Notary Public

BARBARA BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 26, 2005

My Commission Expires: _____

Name and Address of Property Owner:

TERI DIANE FORSTER
715 FREDA VILLA
MADISON, TENNESSEE 37115

Property Address:

715 FREDA VILLA
MADISON, TENNESSEE 37115

Person Responsible for Taxes:

NEW SOUTH FEDERAL SAVINGS BANK
210 AUTOMATION WAY
BIRMINGHAM, AL 35210

Map & Parcel #: MAP 51-10, PARCEL 14

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$133500** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Teri Diane Forster
Affiant

Sworn to and subscribed before me, a Notary Public, this 12th day of **May, 2005.**

Barbara Black
Notary Public

BARBARA BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 26, 2005

My Commission Expires: _____

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7578

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 31 on the Plan of Oakland Acres, Section 4, as shown on plat of record in Plat Book 2133, page 19, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven C. Jager and wife, Blanca C. Jager, by Warranty Deed from Thomas W. Key and wife, Luann Key, of record in Book 9227, page 39, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 51-10, PARCEL 14).

2. All matters as set forth on the Plan of Oakland Acres, Section IV, of record in Book 2133, page 19, Register's Office for Davidson County, Tennessee, which shows an 80 Foot Minimum Building Setback Line from Freda Villa, a 20 Foot Public Utility Easement along the rear lot line and a 20 Foot by 5 Foot Utility Anchor Easement across the northeast corner of lot.