Davidson County DEEDWARR
Recvd: 05/18/05 12:38 3 pg
Fees:18.00 Taxes:651.20
20050518-0056078

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $176,000.00.

Amy Adams Gowan
Affiant

Subscribed and sworn to me on May 10, 2005.

JANE E. ROWELL NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
JANE E. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20719SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sandra Metker 512 Leslie Ann Court Hermitage, TN 37076	**JPMorgan Chase Bank N.A.** **1111 Polaris Parkway** **Columbus, OH 43240**	75-12-B-059.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jamie R. Forster, formerly known as Jamie R. Freeman and husband, Anthony Forster, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Sandra Metker, an unmarried person, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Brookside Woods, a Planned Unit Development, Phase Two, Section Three, of record as Instrument No. 20000512-0048125 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Foy D. Freeman, Jr. and Jamie R. Freeman, husband and wife, by Deed from NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, of record as Instrument No. 20021023-0129833 in the Register's Office for Davidson County, Tennessee. The said Foy D. Freeman has since died leaving Jamie R. Freeman as the surviving tenant by the entirety. The said Jamie R. Freeman is now known as Jamie R. Forster.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on Plan of record as Instrument no. 20000512-0048125 in the Register's Office for Davidson County, Tennessee.
4. Restrictive covenants of record in Book 10444, page 213, Book 11103, page 156, and Book 11453, page 900, in said Register's Office.

5. Charter of Brookside Woods Homeowners' Association of record in Book 10451, page 506, in said Register's Office.
6. Easements for sewer and storm drainage of record in Book 11256, page 436, and Book 11497, page 577, in said Register's Office.
7. Utility easement of record in Book 5609, page 627, in said Register's Office.
8. Deed for common areas of record in Book 11450, page 112, in said Register's Office.
9. Matters shown on the P.U.D. Boundary Plat, Brookside Woods, of record in Book 9700, page 350, in said Register's Office.
10. By-Laws of Brookside Woods Homeowners' Association of record in Book 10444, page 230, in said Register's Office.
11. Subject to the rights of others in and to the common areas.
12. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This property is also known as improved property located at 512 Leslie Ann Court, Hermitage, TN 37076.

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 our hands on May 10, 2005.

Jamie R Forster FKA Jamie R Freeman

Jamie R. Forster, formerly known as Jamie R. Freeman

Anthony Forster

Anthony Forster

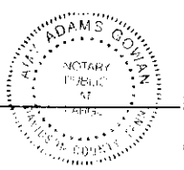
STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 10, 2005, before me personally appeared Jamie R. Forster, formerly known as Jamie R. Freeman and husband Anthony Forster, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 10, 2005.

Amy Adams Gowan
NOTARY PUBLIC

My Commission Expires: _____



NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE