Davidson County DEEDWARR
Recvd: 06/22/05 11:44 2 pg:
Fees:13.00 Taxes:492.10

20050622-0071513

TT

WARRANTY DEED

TERESA TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 133,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF JUNE, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8-20-07

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00789

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Cliffton J. Preston	Professional Mortgage Group	MAP:176-05-O-B
5328 Sunnyvale Drive	222 Robert Rose Dr.	Parcel:040.00 CO
Nashville, TN 37013	Murfreesboro, TN 37129	

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,

JAMES A. FOSTER, III AND WIFE, ANDREA L. FOSTER

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

CLIFFTON J. PRESTON

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 5328 Sunnyvale Drive, Nashville, TN 37013

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 our hands hand on the 17th day of June, 2005.

James A. Foster, III, By George Basch, attorney in fact

Andrea L. Foster, By George Basch, attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 17th day of June, 2005, before me personally appeared George Basch to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **James A. Foster, III & Andrea L. Foster** and acknowledged that he executed the same as the free act and deed of said **James A. Foster, III & Andrea L. Foster.**

Witness my hand and official seal at Brentwood, Tennessee

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

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

BEING LOT NO. 135 ON THE PLAN OF HICKORY WOODS ESTATES, SECTION C, OF RECORD IN PLAT BOOK 6900, PAGE 885, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

*886 & 887 (11)

BEING THE SAME PROPERTY CONVEYED TO JAMES A. FOSTER, III AND WIFE, ANDREA L. FOSTER BY WARRANTY DEED FROM BUTLER CONSTRUCTION, LLC, RECORDED ON JUNE 10, 1998 IN BOOK 10971, PAGE 555, 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 or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of James A. Foster, III and Andrea L. Foster pursuant to a power of attorney executed by the same on 5-11-05 , and being filed for in Instrument # 20050622007512 , Register's Office for Davidson County, Tennessee.