Davidson County DEEDWARR
Recvd: 06/27/05 15:02 2 pgs
Fees:13.00 Taxes:795.13
20050627-0073731

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $214,900.00. Sara Lubow *Affiant* Subscribed and sworn to me on June 23, 2005. NOTARY PUBLIC TONY L. TURNBOW STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20653SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sara Lubow [redacted] 7305 South Colony Court Nashville, TN 37221	Same	155-08-0-B-038.00 CO

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, Harold Allen Foster and Penny Piland Foster, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Sara M. Lubow, 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. 38 on the Plan of South Colony at River Bend, Phase I, a Planned Unit Development, of record in Book 6900, page 271, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harold Allen Foster and wife, Penny Piland Foster, by Deed from Michael L. Dobrin, of record as Instrument No. 20020723-0088288 in the Register's Office for Davidson County, Tennessee.

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 in Book 6900, page 271, in the Register's Office for Davidson County, Tennessee; and
4. Declaration of Covenants, Conditions and Restrictions of record in Book 7199, page 119, as amended in Book 9792, page 20, in said Register's Office; and

5. Restrictive Covenants contained in instruments of record in Book 5349, page 921; Book 6474, page 354, and Book 6486, page 588, in said Register's Office; and
6. Charter of South Colony at River Bend Homeowners' Association, Inc., of record in Book 8748, page 816, in said Register's Office; and
7. By-Laws of South Colony at River Bent Homeowners' Association, Inc., of record in Book 7199, page 135, as amended in Book 7781, page 645, and Book 9792, page 24, in said Register's Office; and
8. Conveyance of Open Space to South Colony at River Bend Homeowners' Association, Inc., of record in Book 7781, page 637, in said Register's Office; and
9. Easement to Harpeth Valley Utilities District of record in Book 6613, page 536, in said Register's Office.

This property is also known as improved property located at 7305 South Colony Court, Nashville, TN 37221.

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, her 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 June 23, 2005.

Harold Allen Foster

Penny Piland Foster

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 23, 2005, before me personally appeared Harold Allen Foster and Penny Piland Foster to me known (or proved to me on the basis of satisfactory evidence) to be the persons 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 June 23, 2005.

NOTARY PUBLIC

My Commission Expires:

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

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