WARRANTY DEED

P-05-749

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$188,400.00~~ $88,400

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-22-08
(AFFIX SEAL)

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO.

Davidson County DEEDWARR
Recvd: 07/18/05 11:10 2 pgs
Fees:13.00 Taxes:327.08

20050718-0083019

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Antonio Duane Foster	New Owner (NAME)	
749 Lake Terrace Dr (ADDRESS)	(ADDRESS)	150-2-382
Nashville, Tennessee 37127 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANIEL JOSEPH KRAUS AND DINA KRAUS, HUSBAND AND WIFE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ANTONIO DUANE FOSTER, hereinafter called the Grantees, their heirs and assigns, that 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. 26-B on the plan of Zone Lot Division, Lots 16,17,25,26,27,28,29,30,31,32,33,37,38,39,40,41,42,43,44 & 45, Harborgate, Section One, of record in Book 6250, page 638, amending Book 5200, page 712, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Daniel Joseph Kraus and Dina Brown Kraus, husband and wife, by Deed from Desire Usery, unmarried, dated February 14, 1995, of record in Book 9596, page 525, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated May 9, 1996, of record in Book 10189, page 67, said Register's Office, Dina Brown-Kraus conveyed her interest in the subject property to Daniel Joseph Kraus.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 749 Lake Terrace Dr, Nashville, Tennessee 37127
(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/our hand(s) this 30th day of June, 2005.

Daniel Joseph Kraus

Dina Kraus

STATE OF TENNESSEE

COUNTY OF Williamson

I, ~~Carol T. Baker~~ Kimberly R. Hargrove, a Notary Public of the County and State first above written, do hereby certify that Daniel Joseph Kraus and Dina Kraus, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of June, 2005.

Notary Public

My Commission Expires: 6-22-08

(SEAL)

KIMBERLY R. HARGROVE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TN

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800