Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/26/05 13:12 2 pgs
Fees:13.00 Taxes:554.63
20050726-0086869

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $149,900.00

Affiant

Subscribed and sworn to before me, this 25 day of July 2005.

Notary Public
My commission expires: 4.2.07

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Address of New Owner:	Send Tax Bills to:	Tax Information
Ramon Heath Majors	United Mortgage Lenders, Inc.	161-11-0-A-100.00
477 Huntington Ridge Dr.	404 BNA Dr., Ste 304	
Nashville TN 37211-0000	Nashville, TN 37217	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Alan W. Foster and wife, Stacy D. Hays Foster, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Ramon Heath Majors and Shannon Elizabeth Wuerth, as joint tenants with right of survivorship, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 100 on the Plan of Huntington Ridge Townhouses of record in Plat Book 9700 page 846 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alan W. Foster and Stacy D Hays (now known as Stacy D. Hays Foster) by deed from Stephanie L. Fisher of record in Instrument No 20011227-0142626 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2005 taxes, a lien which are not yet due and payable. 2) No insurance is provided as to the number of acres. 3) All matters appearing on plan of Huntington Ridge Townhouse of record in Book 9700 page 946 Register's Office for Davidson County, Tennessee 4) Storm Water Detention Agreement of record in Book 9732 page 551 and Book 9775 page 308 and Book 11345 page 59 5) Charter of Huntington Ridge Homeowner's Association of record in Book 4499 page 443; Book 4729 page 622 and amended in Book 4890 page 84 6) Bylaws for Huntington Ridge Homeowners Association of record in Book 4723 page 762 and amended in Book 7423 page 762 7) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 4729 page 687 and amended in Book 4889 page 905 and Book 5394 page 243 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 477 Huntington Ridge Dr., Nashville, Tennessee 37211-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves,

their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 25th day of July, 2005.

Alan W. Foster

Stacy D. Hays Foster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alan W. Foster and Stacy D. Hays Foster, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 25th day of July, 2005.

Notary Public

My Commission expires: 4/21/07

FILE NO: 04952

Amy Cross Nance
State of Tennessee Notary Public
Williamson County