BNB

PREPARED BY (AND RETURN TO):

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W & I Ref:(gj) Title No: 46573
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/16/05 13:45 2 pgs
Fees:13.00 Taxes:1664.63
20050816-0097021

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Susan M. Foster 1111 Draughon Avenue Nashville, Tennessee	SAME

TAX MAP-PARCEL NUMBERS: 118-09-090

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$449,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Velma A. Jones , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan M. Foster** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lots Nos. 9 and 10 and the westerly 10 feet of Lot No. 11 on the map showing subdivision of the Draughon Tract, as of record in Book 974, page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lots 9 and 10 and the westerly part of Lot No. 11 front together 70 feet on the southerly side of Draughon Avenue and run back 170 feet on the westerly line and 171.4 feet more or less on the easterly line to a dead line, measuring 70 feet thereon.

Being the same property conveyed to Velma A. Jones, unmarried by deed from Christopher J. Garrison and wife, Amy G. Garrison of record in Doc. No. 20030507-0061371, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 974 Page 39, said Register's Office; Restrictive Covenant for a detached structure of record in Doc. No. 20010118-0005303, said Register's Office.

This is improved property, known as: 1111 Draughon Avenue, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of August, 2005.

Velma A. Jones

State of TENNESSEE

County of DAVIDSON

On this 15th day of August, 2005 , before me the undersigned authority, personally appeared Velma A. Jones, 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 the execution as a free act and deed.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $449,900.00

Affiant

Sworn and subscribed before me this the 15th day of August, 2005

My Commission Expires: 3/25/06

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public