Prepared by

~~RECORD AND RETURN TO:~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP44147

Davidson County DEEDWARR
Recvd: 09/01/05 09:57 2 pgs
Fees:13.00 Taxes:1254.30
20050901-0104865

WARRANTY DEED

Return to:

HARRIS TITLE & ESCROW, LLC
40 Burton Hills Blvd., Ste 150
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$339,000.00.

Mary Joyce Masters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30TH DAY OF AUGUST, 2005.

Cheri D. Weldy
Notary Public

MY COMMISSION EXPIRES: 5/30/07

CHERI D. WELDY NOTARY PUBLIC AT LARGE EXPIRES 5/30/07 DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
STANLEY H. McQUISTON et ux **5817 Fredricksburg Drive** **Nashville, TN 37215**	Stanley H. McQuiston Robyn L. McQuiston 5817 Fredricksburg Dr. Nashville, TN 37215	145-5-13 FH 21015

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **We, J. P. FOSTER and wife, ANN S. FOSTER**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEYED TO **STANLEY H. McQUISTON and wife, ROBYN L. McQUISTON**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Tyne Valley Estates, Section 4, of record in Plat Book 3800, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. P. Foster and wife, Ann S. Foster by deed from Tyne Valley Development Company, a partnership composed of H. & S. Development Co., Inc., and Ervin M. Entrekin and John Coode Beasley, of record in Book 3575, page 493, Register's Office for Davidson County, Tennessee.

This property is improved known as 5817 Fredricksburg Drive, Nashville, TN 37215

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 our hands this 30th day of August, 2005.

J. P. FOSTER

Ann S. Foster by Cheri Weldy, Atty in Fact
ANN S. FOSTER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named J. P. FOSTER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein cotnained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this the 30th day of August, 2005, before me personally appeared AMY CHOATE, to me known to be the person who executed the foregoing instrument in behalf of ANN S. FOSTER, as her Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said ANN S. FOSTER, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.