THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 09/13/05 12:55 2 pgs
Fees:13.00 Taxes:795.13
20050913-0109975

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 172-15-0-A/103.00CO

The actual consideration or value, whichever is greater, for this transfer is $214,900.00

Affiant

Subscribed and sworn to before me this the 6th day of September, 2005.

My Commission Expires: _____

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Jeremy W. Foster and Kendra M. Foster
(Name)
3517 Cobble Street
(Street Address)
Nashville, TN 37148

SEND TAX BILLS TO:

1st Trust Bank for Savings
(Name)
P.O. Box 17257
(Street Address)
Memphis, TN 38187-0257

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **JUDE T. LENAHAN, JR. and MELODI R. LENAHAN, husband and wife,** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **JEREMY W. FOSTER and KENDRA M. FOSTER, husband and wife,** hereinafter collectively called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Holt Woods, Section Eight, of record in Plat Book 9700, page 96 in the 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 Jude T. Lenahan, Jr. and Melodi Robin Bridgeman, k/n/a Melodi R. Lenahan, husband and wife by Deed recorded on May 1, 2001 and of record in Instrument No. 20010501-0043852, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 3517 Cobble Street, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 96, Register's Office for Davidson County, Tennessee.

Easement of record in Book 10316, page 585 in said Register's Office.

Restrictive covenants contained in an instrument of record in Book 9570, page 22 and Book 9933, page 153 Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9570, page 13 in said Register's Office.

Homeowners Association Charter of record in Book 9570, page 05 in said Register's Office.

All other easements and restrictions of record in said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they 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 "Grantor" does further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," their successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 6th day of September, 2005.

Jude T Lenahan, Jr by Melodi R Lenahan Atty-in-Fact.
Jude T. Lenahan, Jr. by Melodi R. Lenahan, his Attorney-In-Fact

Melodi R Lenahan
Melodi R. Lenahan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Melodi R. Lenahan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Attorney-In-Fact for Jude T. Lenahan, Jr., that she as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Jude T. Lenahan, Jr., the barganior, by the said Melodi R. Lenahan, as Attorney-In-Fact.

Witness my hand and official seal in Nashville, Tennessee, this 6th day of September, 2005.

Notary Public

My Commission Expires: 1/24/09

LINDA F. BURNSED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Melodi R. Lenahan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 6th day of September, 2005.

Notary Public

My Commission Expires: 1/24/09

LINDA F. BURNSED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN