Return to: First Title and Escrow Company, Inc.
File Number 24625 Box 9B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/12/05 15:33 2 pgs
Fees:13.00 Taxes:1357.90

20051012-0123189

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,000.00

Affiant

Subscribed and sworn to before me, this 7th day of October, 2005

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Irina Kaverina	SunTrust Mortgage, Inc.	132-01
(NAME)	(NAME)	(MAP)
4020 General Bate	P O Box 305110	108.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37204	Nashville, TN 37230-5110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Ben Foster and wife, Phoebe Edwards Foster, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Irina Kaverina, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 102, on the Plan of Rolling Meadows, of record in Book1424, page 98 and 99, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Ben Foster and Phoebe Edwards by deed from Charles S. Jones and Velma A. Jones, husband and wife, and Jeffrey C. Brandon and Vivian B. Brandon, husband and wife, of record in Instrument No. 20020205-0016033, Register's Office for Davidson County, TN. The said Ben Foster and Phoebe Edwards having since married.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 4020 General Bate, 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 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 7th day of October, 2005.

Ben Foster

Phoebe Edwards Foster

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ben Foster and Phoebe Edwards Foster with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 7th day of October, 2005.

Notary Public

My Commission Expires: 4/22/06

NOTARY PUBLIC

MAY 28, 2006