Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 10/24/05 11:04 1 pgs
Fees:13.00 Taxes:591.63

20051024-0127942

WARRANTY DEED

Preparer's File #-05I0625

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 2005.

(Affix Seal) Notary Public

My Commission Expires: 7-29-07

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Amanda C. Partin	ABN AMRO Mortgage Group, Inc.	172-12--62 CO
917 Fallview Trail	761 Old Hickory Blvd., Suite 401	
Nashville, TN 37211	Brentwood,TN 37027	

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, ROBERT FOSTER and wife, STEPHANIE FOSTER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto AMANDA C. PARTIN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 304 on the Plan of Section Two, Bradford Hills, of record in Plat Book 7900, page 6 and amended in Book 7900, page 117, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Robert H. Foster and Jeanie C. Foster by Warranty Deed from Susan D. Gill Prespare and Husband Michael T. Prespare of record in Book 10560, page 257, and further conveyed to Robert H Foster by Quitclaim Deed from Jeannie C. Foster of record in Instrument No. 200009150092878, executed on 09-09-00 and recorded on 09-15-00, Register's Office for Davidson County, Tennessee.

Stephanie Foster joins in this instrument to convey any interest she may have by way of marriage to Robert Foster.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **917 Fallview Trail, Nashville, Tennessee 37211**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **20th** day of **October**, **2005**:

Robert Foster

Stephanie 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 ROBERT FOSTER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 20th day of October, 2005.

Notary Public
My Commission Expires: 7/17/09

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.