Davidson County DEEDWARR
Recvd: 11/03/05 12:09 2 pgs
Fees:13.00 Taxes:352.24

20051103-0133168

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,200.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of October, 2005.

Notary Public

My Commission Expires: 7/29/07

MANDY R. BAIRD NOTARY PUBLIC AT LARGE WILLIAMSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Dejuan Foster
2618 Bethwood Dr.
Nashville, TN 37207

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

061-13-0-021.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edward Simmons, married, * hereinafter referred to as Grantors, hereby transfers and conveys to Dejuan Foster hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

* unmarried

Land in Davidson County, Tennessee, being all of Lot No. 131, on the Plan of Subdivision Recorded Plat of Section 2, Shepardwood Subdivision, as shown by plat appearing of record in Plat Book 4460, Page 66, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Edward Simmons, unmarried by Warranty Deed dated October 17, 1997 of record in Book 10659, Page 250, Register's Office for Davidson County, Tennessee.

*Janet Simmons, wife of Edward Simmons, joins in this instrument to convey any and all interest she has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Real property taxes for the year 2006 and thereafter, a lien, not yet due and payable.

Restrictive Covenants of record in Book 4572, Page 960, said Register's Office.

All matters shown on the plan of record in Plat Book 4460, Page 66, said Register's Office.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2618 Bethwood Dr., Nashville, TN 37207.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 28th day of October, 2005.

Edward Simmons

Janet Simmons

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Edward Simmons and Janet Simmons, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 28th day of October, 2005.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC