Record & Return To:

SMITH • SHOLAR • ASSOCIATES • PLLC •
846 Conference Drive, Suite 4
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 01/12/06 15:18 2 pgs
Fees:13.00 Taxes:323.75
20060112-0005052

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS **$87,500.00**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

January 9, 2006.

NOTARY PUBLIC

COMMISSION EXPIRES: 3-11-09

DANA P. MASON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Robert S. Foust 3211 Holland Lane Nashville, TN 37218	Sun Trust Mortgage, Inc. 201 Fourth Avenue North/7th Floor Nashville, TN 37219	080-08-0-133.00

WARRANTY DEED

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, I/WE, **ROBERT VANCE, MARRIED**

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ROBERT S. FOUST**

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A 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. 345, on the Plan of Section Two, Bordeaux Hills, as shown on plat of record in Plat Book 3600, page 7, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said lot 345 fronts 67 feet on the westerly side of Holland Lane and extends back 163.73 feet on the northerly line and 163 feet on the southerly line to dead line in the rear on which it measures 38.4 feet.

Being the same property conveyed to Robert Vance in Instrument 20050418-0042826, Register's Office for Davidson County, Tennessee.

ROBERT VANCE HEREBY MAKE OATH THAT THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE DOMICILE OF ROBERT VANCE.
ELSA MORRIS EXECUTES THIS INSTURMENT AS ATTORNEY-IN-FACT ON BEHALF OF ROBERT VANCE, PURSUNAT TO THE POWER OF ATTORNEY BEING RECORDED IN INSTRUMENT NO. , REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
3211 HOLLAND LANE, NASHVILLE, TN 37218

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: January 9, 2006

ROBERT VANCE

BY: Robert Vance by Elsa Morris POA
Elsa Morris, Attorney-In-Fact

LTSR Number:

GTE File: 2005101177

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the _____ day of _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office in _____, Tennessee on this the _____ day of _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of January, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Elsa Morris to me known to be the person who executed the foregoing instrument in behalf of Robert Vance, and acknowledged that she executed that same as the free act and deed of the said Robert Vance.

Witness my hand and official seal at Nashville, Tennessee, this the 9th day of January, 2006.

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

Commission Expires: 9/3/06

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

Commission Expires: _____