SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/06 10:38 2 pgs
Fees:13.00 Taxes:166.50

20060616-0071868

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/30/07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE ON CO. MY COMMISSION 06/30/2007

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin B. King and Stevan M. Armstrong	Same as New Owner	146.04-0-037.00
(NAME) 912 Bluff Road	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Constance H. Foster, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin B. King and Stevan M. Armstrong, joint tenants with right of survivorship, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 701 on the Plan of Section X, Caldwell Hall, as of record in Book 3106, page 79, Register's Office for said County. Said Lot No. 701 fronts 83 feet on the south side of Harding Place and runs back 160 feet to the wet line and 163.5 feet on the east line to a dead line in the rear on which it measures 83 feet.

Being the same property conveyed to Constance H. Foster, married, by Deed from Billie B. Foster, unmarried, dated February 20, 1003, and recorded February 27, 2003, as Instrument No. 200302270025907, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description, but specifically **EXCLUDED** therefrom, is that portion of the property conveyed to the State of Tennessee recorded July 10, 1997, in Book 10524, page 823, said Register's Office.

unimproved

This is improved ✓ property, known as 709 Harding Place, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 15 day of June, 2006.

Constance H. Foster
Constance H. Foster

Andrew B. Foster
Andrew B. 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, Andrew B. Foster, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 14 day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 5/30/07

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, Constance H. Foster, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15 day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 5/30/07