Bk 5

Send Tax Statements To:
Southeast Financial Federal Credit Union
444 James Robertson Pkwy.
Nashville, TN 37219

This Instrument Prepared By:
William P. Nelms, Attorney
StoneCrest Title & Escrow Co., LLC
2650 Memorial Blvd., Ste A
Murfreesboro, TN 37129

Name and Address of New Owners:
Alfredo Garcia Calderon
1440 Rice Hill Circle
Antioch, TN 37013

Map and Parcel:
149-11-0A-076.00

Davidson County DEEDWARR
Recvd: 06/26/06 09:46 2 pgs
Fees:13.00 Taxes:425.13
20060626-0075698

**WARRANTY DEED**

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

FOR AND IN CONSIDERATION of the sum of TEN AN N0/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, the undersigned, **BERRY ALLEN FOSTER AND WIFE, MELISSA A. FOSTER**, hereinafter called the GRANTORS, have this day bargained and sold and do hereby transfer and convey unto **ALFREDO GARCIA CALDERON, UNMARRIED,** hereinafter called the GRANTEE, his heirs and assigns, forever, that certain parcel of real estate located Davidson County, State of Tennessee and being described as follows, to-wit:

LAND in Davidson County, Tennessee, being all of Lot No. 76, Phase Three, Rice Hill Subdivison, according to plat appearing of record in Plat Book 6900, page 292, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

BEING the same property conveyed to Berry Allen Foster, a single person, by warranty deed from Bev Jayne Clifford, a married person, dated July 30, 1997, appearing of record in Record Book 10550, page 90, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to any and all matters shown on said plat of record in Plat Book 6900, page 292; Easement to Metro of record in Book 8037, Page 335; Charter of Homeowners Association of record in Book 6824, page 986; Declaration of Covenants, Conditions and Restrictions of record in Book 6812, Page 48 and By-Laws of record in Book 6812, Page 48, of said Register's Office.

MELISSA A. FOSTER, SPOUSE OF BERRY ALLEN FOSTER, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING TO THE GRANTEE ANY AND ALL INTEREST THAT SHE MAY HAVE IN SAID PROPERTY, INCLUDING BUT NOT LIMITED TO THE MARITAL INTEREST.

This is improved property known as 1440 Rice Hill Circle; Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate, title and interest thereto belonging unto the said Grantees, his heirs and assigns, forever; and Grantors covenant with the said Grantees that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of the 2006 real property taxes which have been prorated between the parties and are assumed by the Grantee; and Grantors further covenant and bind themselves, their heirs and assigns to forever warrant and defend the title to the said real estate to the Grantee, his 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 OUR HANDS, this 15th day of June, 2006.

**Berry Allen Foster**

**Melissa A. Foster**

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Berry Allen Foster and wife, Melissa A. Foster the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 15th day of June, 2006.

NOTARY PUBLIC
My Commission Expires: 7/29/07

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $114,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me this 15th day of June, 2006.

NOTARY PUBLIC
My Commission Expires: _____

J. WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009