WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/06 10:11 2 pgs
Fees:13.00 Taxes:296.00

20060707-0081569

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$80,000.00**

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 29th DAY OF JUNE, **2006.**

LISA M. VASKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC

MY COMMISION EXPIRES 3/17/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW, LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
MELANIE FOSTER	**SAME**	**043-14-0104.00**
329 LANIER DRIVE		
MADISON, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF **$80,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RICHARD H. DAVIS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

MELANIE FOSTER, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 1 and the southerly 12 feet of Lot No. 2 of Block "G", on the revised plan of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said County, described together as follows: Beginning on the easterly margin of Lanier Drive at the intersection of Yowell Avenue thence with the north line of Yowell Avenue eastwardly 125 feet to a slight curve; eastwardly 32 feet to the southwest corner of Lot No. 23; thence with the west line of said lot, northeastwardly 35 feet to a point 38 feet south of the northeast corner of Lot No. 2; thence northeastwardly 150 feet to the easterly margin of Lanier Drive; thence with said Drive, southwestwardly 57 feet to the beginning.

Being the same property conveyed to Richard H. Davis, unmarried by limited Warranty Deed from Thomas H. Yeargan and wife, Janice Ann Yeargan dated 11-19-93 and filed for record 11-30-93 in Book 9167, Page 457, Register's Office for Davidson, County, Tennessee.

This ( )Unimproved
(X) Improved property is known as: **329 LANIER DRIVE**
MADISON, TN 37115

R.D.

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 not 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 ever 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 29 day of **JUNE, 2006**

Richard H. Davis

RICHARD H. DAVIS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **RICHARD H. DAVIS,** the named bargainor(s), with whom I am personally acquainted and/or proved to me on the basis of satisfactory evidence, and who acknowledged that **HE** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 109 Cuda Rose, Madison, **Tennessee.**

This 29 day of **JUNE, 2006.**

Terry L. Vollmer

Notary Public

My Commission Expires: 4/27/09

