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Realty Title
Box 48-D

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/07/06 15:11 2 pgs
Fees:13.00 Taxes:236.80
20060807-0096927

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $64,000.00

Warren Colbert
Affiant

Subscribed and sworn to before me, this 1st day of August, 2006.

Notary Public
My commission expires:

03-0607-33892

Address of New Owner:	Send Tax Bills to:	Tax Information
Jennifer K. Foster 4511 Wyoming Ave Nashville, TN 37209	New Owner 4511 Wyoming Avenue Nashville, TN 37209	094-01-0 101.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donna R. Sigler, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jennifer K. Foster, hereinafter called the Grantees, their successors 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. 119, on the Plan of Payne, Blakemore and Cummings Addition to Nashville, of record in Book 57, Page 70, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Included but excluded is the following property conveyed to Metropolitan Government of Nashville & Davidson County, being more particularly described as follows:

Beginning at the Southeast corner of property, shown on Tax Map 094-01, as Parcel 101.00, said point being on the Present Westerly R-O-W of South 14th Street, 15.88 feet left of Sta. 21+09.22 of Project 03-M-29 on file at the Public Works Department of Davidson County, TN, said point being the point of beginning.

Thence; leaving the Present R-O-W of South 14th Street, along the Southern line of the above mentioned parcel, North 83 degrees 31 minutes 47 seconds West, a distance of 10.00 feet to a point;

Thence; leaving the Southern line of the above mentioned parcel, with the Proposed R-O-W of South 14th Street, North 06 degrees 41 minutes 09 seconds East, a distance of 49.93 feet to a point, said point being in the Northern line of the above mentioned parcel;

Thence; with the parcels Northern line South 83 degrees 31 minutes 47 seconds East a distance of 10.00 feet to a point, said point being the Northeast corner of the above mentioned parcel and also being on the Present Westerly R-O-W of South 14th Street;

Thence; with the Present Westerly R-O-W of South 14th Street South 06 degrees 41 minutes 09 seconds West, a distance of 49.93 feet to the point of beginning.

Being the same property conveyed to Donna R. Sigler, unmarried, by deed from Edward F. Mitchel, Jr. and Jean Mitchel McMillan, Devisees under the Last Will and Testament of Edward J. Mitchel, Sr., dated April 13, 2000, recorded April 18, 2000, of record in Instrument No. 20000418003874l, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 610 S 14th Street, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 1st day of August, 2006.

Donna R. Sigler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donna R. Sigler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 1st day of August, 2006.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN