Davidson County DEEDWARR
Recvd: 11/13/06 08:52 2 pgs
Fees:13.00 Taxes:355.29

20061113-0139842

RECORD AND RETURN TO:
AMERICAN TITLE COMPANY, INC.
925 INDUSTRIAL DRIVE
OLD HICKORY, TN 37138

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 96,025.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 6th day of November, 2006

Notary Public

MY COMMISSION EXPIRES: _____

SANDI McCLOUD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sandi McCloud
My Commission Expires
May 24, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
AMERICAN TITLE CO., INC., 925 INDUSTRIAL DRIVE, OLD HICKORY, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andre T. Richmond **2810 Georgia Avenue** **Nashville, TN 37209**	**New Owner**	**92-10-134.00**

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, WE,

Stephen Fouche, SF married

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

Andre T. Richmond , unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 22 and the easterly half of Lot No. 23 on the Plan of I. L. Pendleton's Subdivision of the Steger Home Place, of record in Book 421, Page 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 and the easterly part of Lot No. 23 front together 75 feet on the northerly side of Georgia, formerly Torbitt, Avenue, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Stephen Fouche dated 03/01/06, by Warranty Deed from Kenneth Loyal, Leroy Loyal and Julia Williams, being all of the Heirs at Law of Julia M. Loyal, deceased, and filed for record on 03/07/06, in Instrument Number 20060307-0026227, in the Register's Office for Davidson County, Tennessee.

Said property was for investment purposes only and was not the residence of the Grantor or spouse of the Grantor.

Unimproved ( )

This is improved (X) property known as **2810 Georgia Avenue, Nashville, TN 37209**

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 our hands this 6th day of November, 2006.

Stephen Fouche SF

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 **Stephen Fouche** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of November, 2006.

NOTARY PUBLIC
AT LARGE
Sandi McCloud
My Commission Expires
May 24, 2008
STATE OF TENNESSEE

Commission Expires:

Sandi McCloud
Notary Public

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and official seal at _____ , Tennessee, this _____ day of November, 2006.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of November, 2006, before me personally appeared _____ __ to me known to be the person who executed the foregoing instrument in behalf of _____ as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____ , Tennessee, this _____ day of November, 2006.

My commission expires:_____ _____
Notary Public