WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/14/06 15:07 2 pgs
Fees:13.00 Taxes:111.00
20061214-0154480

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$30,000.00.**

Affiant

Subscribed and sworn to before me this 14 day of December, 2006

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Welcome Mat, LLC	SAME	105-03-0-278.00
2400 Crestmoor Rd #36		
Nashville, Tn 37215		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John Foster, Jr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Welcome Mat, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 12 on the plan of D.F. Wilkin Property, of record in Book 421, page 148, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 12 fronts 50 feet on the easterly side of Second Avenue, South, formerly Market Street and runs back between parallel lines 188-1/2 feet to an alley.

Being the same property conveyed to John Foster, Jr. and wife, Myrtice Foster, by deed from Leon Gilbert, on October 9, 1971, of record in Book 4543, page 913, Register's Office for Davidson County, Tennessee. And further conveyed to John Foster, Jr. by Quitclaim Deed from Myrtice Foster on August 31, 2004 of record in Instrument Number 20040901-0105635, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 148, Register's Office Davidson County, Tennessee.

This is improved property known as: **1264 2nd Ave. South, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 14, 2006.

John Foster Jr.
John Foster Jr.

Myrtice Foster
Myrtice Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John Foster, Jr. and wife, Myrtice Foster** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 14, 2006

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY