STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2007.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.

Davidson County DEEDWARR
Recvd: 02/16/07 12:05 2 pg
Fees:13.00 Taxes:1276.50
20070216-0019806

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Fletcher Foster	Countrywide Home Loans, Inc.	160-11-0 A
5412 Hearthstone Lane	801 Crescent Centre Drive #510	GROUP
Brentwood, Tennessee 37027	Franklin, TN 37067	PARCEL 096.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **** Three Hundred Forty Five Thousand Dollars and Zero Cents ($345,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Enos D. Peeler, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Fletcher Foster, unmarried, and Jess William Foster, married, and Lesta Foster, married, an undivided One-third (1/3) interest each, as tenants in common with right of survivorship, 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.

BEING Lot No. 96 on the Plan of Phases II, III and IV, Hemmingwood, of record in Plat Book 6900, pages 7 and 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Enos D. Peeler and Joyce O Peeler, husband and wife, by deed dated April 17, 2002, from Rex R. Wolfe and Zoann D. Wolfe, husband and wife, of record as Instrument No. 20020425-0051206 in the Register's Office for Davidson County, Tennessee; the said Joyce O. Peeler having since died on November 14, 2005.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 5412 Hearthstone Lane, Brentwood, Tennessee 37027

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 my hand this 15th day of February 2007.

Enos D. Peeler

By: James A. Peeler, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James A. Peeler, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Enos E. Peeler and acknowledged that he executed the same as the free act and deed of the said Enos D. Peeler.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of February 2007.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY