Davidson County DEEDWARR
Recvd: 04/05/07 12:20 2 pg
Fees:13.00 Taxes:891.70

20070405-0041006

CAROLYN D. MULE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$241,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2007.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL) 9-7-2010

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cindy E. Foster 2737 Rosedale Place Nashville, TN 37211	Suntrust Mortgage 201 4th Ave N 7thFl Nashville, TN 37219	Map 118-03 Parcel 118

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,

Jack E. Pipkin and wife, Fredia L. Pipkin

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Cindy E. Foster, 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:

BEING LOT NUMBER 19 ON THE PLAN OF PHASE TWO, ROSEDALE PLACE, OF RECORD IN PLAT BOOK 11190 AT PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JACK E. PIPKIN AND WIFE, FREDIA L. PIPKIN BY DEED FROM ROSEDALE PLACE, LLC, DATED AUGUST 11TH, 1999, AND OF RECORD IN BOOK 11623, PAGE 87, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years constitute a lien although not yet due and payable.
2) Property is subject to all matters affecting said premises as contained in Plat Book 11190, Page 18, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2737 Rosedale Place, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 hand(s) this 30th day of March, 2007.

Jack E. Pipkin

Fredia L. Pipkin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jack E. Pipkin and wife, Fredia L. Pipkin, with whom I am personally acquainted, (or who 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, at office, this 30th day of March, 2007.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

Return to.

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067