Davidson County DEEDWARR
Recvd: 06/22/07 10:50 2 pgs
Fees:13.00 Taxes:466.20
20070622-0074705

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $126,000.00 .

Affiant

Subscribed and sworn to before me this 15th day of June, 2007.

Notary Public
My Commission Expires 01/26/08

07-1126

Address of New Owner:	Send Tax Bills to:	Tax Information:
James W. Foster	New owner	162 09 0 B
5600 Country Drive, Unit 190		103.00 CO
Nashville, TN 37211		

WARRANTY DEED

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 **Garry W. Anderson and Sharon L. Anderson, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James W. Foster and Colt M. Cameron, a Partnership**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, and being known as Unit No. 190, Building I, of the 4th Revised Site Plan Phase 3 of Hickory Valley Condominiums, a Horizontal Property Regime, established by a master deed of record in Book 4918, Page 116, amended in Book 4958, Page 346 and Book 8797, Page 918; further described on the plan of record in Book 4660, Page 97, revised in Book 5200, Page 131, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Garry W. Anderson and Sharon L. Anderson, husband and wife, by deed from Martha A. Radar, unmarried, dated July 11, 2005, recorded in Instrument No. 20050719-0083843, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5600 Country Drive, Unit 190, Nashville, TN 37211.**

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 15th day of June, 2007.

Garry W. Anderson

Sharon L. Anderson

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 **Garry W. Anderson and Sharon L. Anderson, husband and wife**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

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

Notary Public

My Commission Expires: 01/26/08

NOTARY PUBLIC AT LARGE