Davidson County DEEDWARR
Recvd: 08/30/07 10:05 2 pgs
Fees:13.00 Taxes:884.30

20070830-0104277

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$239,000.00** (Two Hundred Thirty Nine Thousand).

AFFIANT

Subscribed to and sworn before me this 23rd day of August, 2007.

NOTARY PUBLIC MY COMMISSION EXPIRES 6/5/11

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 5, 2011

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Cameron Foster 193 53rd Avenue North Nashville,TN 37209	RESIDENTIAL LOAN CENTERS 2350 E. DEVON AVE, STE 300 DES PLAINES, IL 60018	103-03-0-044.00

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, I/WE, **ELLEN JONES,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CAMERON FOSTER,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 3, on the Plan of Siegrist Subdivision, as shown on plat of record in Plat Book 2331, page 131, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said lot fronts 56 feet on the westerly side of 53rd Avenue North and runs back between lines, 122 feet on the northerly line and 109 feet on the southerly line to a dead line in the rear on which it measures 58 feet.

Being the same property conveyed to Ellen Jones in Instrument 20070525-0062365 recorded 5/25/2007, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **193 53RD AVENUE NORTH** **NASHVILLE,TN37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 23rd day of August, 2007

Ellen Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of August, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ellen Jones** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 23rd day of August, 2007.

Notary Public

Commission Expires: 6/5/11

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 5, 2011