Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $168,900.00

Affiant

Subscribed and sworn to before me, this 5th day of July 2007.

Notary Public
My commission expires: 5/15/2010

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 09/11/07 10:29 2 pgs
Fees:13.00 Taxes:621.60
20070911-0108868

Address of New Owner:	Send Tax Bills to:	Tax Information
Jerry L. Garner	First Horizon Home Loans	151-01-0A-071.00
3412 Bridgeton Cove	1555 West Walnut Hills Ln	
Antioch TN 37013	Irving, TX 75038	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jeffery D. Foster and wife, Heather H. Foster hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jerry L. Garner and wife Phyllis Garner 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:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Chatham Pointe of record in Plat Book 6900, page 444 through 447, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeffery D. Foster and wife, Heather H. Foster, by deed dated 09/20/1997, from Kevin Ray Hartman and wife, Lisa Hartman, of record in Book 10577, page 449, in the Register's Office for Williamson County, Tennessee.

This conveyance is made subject to the following: 1) 2007 taxes a lien which are not yet due and payable. 2) All matters appearing on record in Plat Book 6900, pages 444 through 447. 3) Declaration of Covenants, Conditions, and Restrictions of record in Book 7358, page 656, amended in Book 7538, page 792, in Book 7599, page 812, and in Book 8677, page 381. 4) By-Laws of record in Book 8679, page 446. 5) Charter of record in Book 7597, page 977. 6) Dedication of common area in Book 7683, page 718. 7) Easement of record in Book 3891, page 476. 8) Deeds of record in Book 7748, page 440, in Book 7748, page 444, and in Book 7748, page 493. 9) Subject to any and all easements and restriction showing and not showing of record.

This property is improved property known as 3412 Bridgeton Cove, Antioch, Tennessee 37013

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 5th day of July, 2007.

Jeffery D. Foster

Heather H. Foster by Jeff Foster attorney in fact
Heather H. Foster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffery D. Foster the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of July, 2007.

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires: 3/29/11

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of July, 2007, before me personally appeared Jeff Foster to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Heather H. Foster acknowledged that such person executed the same as the free act and deed of Heather H. Foster.

Notary Public

My Commission expires 3/29/11

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 05546