WARRANTY DEED

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike, Nashville, TN 37216
FILE D- 1195

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 01/24/2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis W. Foster	SunTrust Mortgage, in.	081-06-0-165.00
(NAME)	(NAME)	
2612 Buchanan Street	201 4th Avenue North/7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Joseph Perry* and Evelyn Thompson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtis W. Foster, and wife, Sallie E. Foster, 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: *,unmarried, **,unmarried,

Land in Davidson County, Tennessee, being Lot(s) No. 5 and the easterly 12.6 feet of Lot No. 6, on the plan of J. Mat Williams Subdivision of Lot No. 8, Harding Bosley Tract, of record in Book 332, page 54, Register's Office for Davidson County, Tennessee

Said Lot No. 5 and part of Lot No. 6 adjoin and front together 100 feet on the northerly side of Buchanan Street and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to JOSEPH PERRY, A SINGLE MAN AND EVELYN THOMPSON, A SINGLE WOMAN, by deed from U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CREDIT SUISSE FIRST BOSTON HEAT 2005-1, of record as Instrument No. 20070124-0009959, dated January 12, 2007, said Register's Office.

unimproved ☐ ***

This is improved ☒ property, known as 2612 Buchanan Street, Nashville, TN 37208

(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 hands this 25th day of September 2007.

Davidson County DEEDWARR
Recvd: 09/28/07 15:29 2 pgs
Fees:13.00 Taxes:545.75
20070928-0116002

Joseph Perry 9/25/07
Joseph Perry

9-25-07
Evelyn Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joseph Perry and Evelyn Thompson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of September 2007.

Commission expires:

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

Notary Public

*** THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.