THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***93,000.00.

Affiant

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

Notary Public

My Commission Expires: 03-22-2008

Davidson County DEEDWARR
Recvd: 11/21/07 13:59 2 pgs
Fees:13.00 Taxes:344.10
20071121-0136479

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**ADDRESS OF NEW OWNER:**

Gina Leanne Hargrove
1302 Debow Street
Old Hickory, TN 37138

**SEND TAX BILLS TO:**

First Tennessee Home Loans
1555 W. Walnut Hill, #200
Irving, TX 75038

**MAP & PARCEL NOS:**

MAP 053-03-0
PARCEL 136.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ninety Three Thousand and 00/100 Dollars ($***93,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, Clifford W. Foster, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Gina Leanne Hargrove, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 67 on the Plan of Section "C", Fourth Civil District, Davidson County, Tennessee, Village of Old Hickory, of record in Plat Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and particular description of the property.

BEING the same property conveyed to Clifford W. Foster from Citifinancial Mortgage Company by Special Warranty Deed dated November 12, 2002, of record as Instrument No. 20021126-0146795, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1302 Debow Street, Old Hickory, Tennessee 37138

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, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, and has a good right to convey it and the same is unencumbered, except as follows:

1. Matters, if any, shown on the Plan of Section "C", Fourth Civil District, of record in Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee.

2. Covenants, conditions, restrictions, reservations and/or easements, if any, contained in former instruments of record pertaining to the subject property.

GRANTOR FURTHER COVENANTS and bind himself and his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, and her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 15th day of November 2007.

Clifford W. Foster

Clifford W. Foster

**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 Clifford W. Foster, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of November 2007.

Notary Public

My Commission Expires: 03-27-2008

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE