WARRANTY DEED 10895

Davidson County DEEDWARR
Recvd: 11/30/07 10:43 2 pgs
Fees:13.00 Taxes:460.65

20071130-0138942

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$124,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~November 7, 2011~~ 4/12/08
(AFFIX SEAL)

Tennessee Notary Public Rebecca Campbell Sumner County

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co. 921 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Lambert	Wells Mortgage	**084-13-0-029.00**
(NAME)	(NAME)	
204 Donelson Hills Drive	2204 Lakeshore Dr. Suite 325	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Birmingham, AL 35209	
(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, **Alford Foster, Sr. and Ruth Ann Foster, Trustees of the Foster Joint Revocable Living Trust Agreement**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jimmy R. Stevenson, a married man and Gregory T. Lamberth, a married man**, 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:

Land in **Davidson** County, Tennessee, being Lot No. **67** on the Map of **Donelson Hills Subdivision**, of record in Plat Book **2331**, Pages **22 and 23**, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 67 fronts 82.05 feet on the southerly side of Donelson Hilss Drive, and runs back 167.3 feet on the westerly side, and 180.4 feet on the easterly side, to a dead line in the rear on which it measures 71.6 feet.

Being the same property conveyed to **Alford Foster, Sr. and Ruth Ann Foster, Trustees of the Foster Joint Revocable Living Trust Agreement** by deed of record in Book 2542, Page 315, Register's Office for **Davidson** County, Tennessee.

Ruth Ann Foster is deceased.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **204 Donelson Hills Drive, Nashville, TN 37214**

(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 **21st day of November, 2007**.

Alford Foster, Sr., Trustees of the Foster Joint Revocable Living Trust Agreement

By: Alford Foster Sr by Alford Foster

Alford Foster, Sr., by Alford Foster, Jr., his Attorney in Fact

State of Tennessee County of Rutherford

On this 21st day of November, 2007 before me personally appeared Alford Foster, Jr.,, the person who executed the foregoing instrument on behalf of Alford Foster, Sr.,, and acknowledged that he executed the same as the free act and deed of the said Alford Foster, Sr.,, through Power of Attorney granted Alford Foster, Sr., by the said Alford Foster, Jr.

Notary Public

Commission Expires: 11/7/11

ROGER SPROCHI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY