NEW OWNER:
VALERIE L. ALLMOND and
VIRGINIA L. TEMPLETON
4339 BATON ROUGE DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
REGIONS BANK d/b/a REGIONS MORTGAGE
2050 PARKWAY OFFICE CIRCLE, RCN-6
BIRMINGHAM, AL 35244

Map 075
Ctr Map 075
Group 11 0
Parcel 028.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 08-0039

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 02/01/08 14:33 3 pgs
Fees:18.00 Taxes:529.10
20080201-0010795

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty-Three Thousand and 00/100 Dollars ($143,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARGIE DALE FOSTER, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **VALERIE L. ALLMOND, unmarried, and VIRGINIA L. TEMPLETON unmarried, joint tenants with right of survivorship,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 446, on the plan of the Highlands of Tulip Grove, Section 2, of record in Plat Book 4675, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed unto Margie Dale Foster by Quitclaim Deed from Roy W. Foster, dated February 8, 1994, and of record in Book 9287, Page 304, Register's Office for Davidson County, Tennessee. Further reference is made to Book 8237, Page 723, said Register's Office.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 4339 BATON ROUGE DRIVE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4765, Page 93, Section 2, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 31st day of January, 2008.

Margie Dale Foster

MARGIE DALE FOSTER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MARGIE DALE FOSTER,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of January, 2008.

JoAnn Aulds

NOTARY PUBLIC

My commission expires: 2/12/11

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$143,000.00** .

Valerie L Allmond

AFFIANT

Sworn to and subscribed to before me this 31st day of January, 2008.

NOTARY PUBLIC

My commission expires: 2/12/11

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY