Davidson County DEEDWARR
Recvd: 02/21/08 14:10 2 pgs
Fees:13.00 Taxes:678.95
20080221-0017188

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,500.00

Carmen Coats
Affiant

Subscribed and sworn to before me this 20th DAY OF February, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRE-07-611

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah L. Welker	Countrywide Bank, FSB	
611 Rosebank Avenue	(NAME) 3011 Armory Drive, Suite 120	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37204	83-8-149
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAUREN G. FOSTER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEBORAH L. WELKER, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT ONE: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 123 ON THE PLAN OF ROSEWOOD HEIGHTS SUBDIVISION, SECTION 3, OF RECORD IN BOOK 2133, PAGE 61, REGISTER'S OFFICE FOR SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF ROSEBANK AVENUE, THE COMMON CORNER OF LOTS 123 AND 124; THENCE ALONG THE MARGIN OF SAID AVENUE IN A WESTERLY DIRECTION 72 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE IN A WESTERLY AND SOUTHERLY DIRECTION 39.3 FEET TO A POINT IN THE EASTERLY MARGIN OF AN UNNAMED STREET; THENCE ALONG THE MARGIN OF SAID UNNAMED STREET IN A SOUTHERLY DIRECTION 215 FEET TO THE SOUTHWEST CORNER OF THE LOT HEREIN DESCRIBED; THENCE IN AN EASTERLY DIRECTION ALONG THE REAR OF THE LOT, 97 FEET TO THE COMMON REAR CORNER OF LOTS 123 AND 124; THENCE IN A NORTHERLY DIRECTION ALONG THE LINE BETWEEN SAID LOTS, 240 FEET TO THE POINT OF BEGINNING.

TRACT TWO: BEING PART OF RESERVED PARCEL A, SHOWN ON THE PLAN OF ROSEWOOD HEIGHTS, SECTION III, AS OF RECORD IN BOOK 2133, PAGE 61, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH MARGIN OF ROSEBANK AVENUE, AT A CONCRETE MONUMENT OPPOSITE A TURN INTO A 30-FOOT STRIP LYING BETWEEN LOTS NOS. 122 AND 123; THENCE AROUND SAID TURN, SOUTHEASTERLY 39.3 FEET TO A CONCRETE MONUMENT IN THE EAST LINE OF LOT 122; THENCE WITH THE LINE OF SAID LOT, SOUTHERLY 215 FEET TO A CONCRETE MONUMENT WHICH IS LOCATED IN THE NORTH CORNER OF LOTS NOS. 4 AND 5 ON THE PLAN OF WHITMAN MEADOWS, AS OF RECORD IN BOOK 2854, PAGE 55; THENCE ALONG THE NORTH LINE OF LOT 4, OF SAID WHITMAN MEADOWS, EASTERLY 30 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF LOT 123, ROSEWOOD HEIGHTS, SECTION III; THENCE WITH THE LINE OF SAID LOT, NORTHERLY 215 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, NORTHEASTERLY 39.3 FEET TO A CONCRETE MONUMENT IN THE SOUTH MARGIN OF ROSEBANK AVENUE; THENCE WITH THE MARGIN OF SAID AVENUE, WESTERLY 80 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LAUREN G. FOSTER BY WARRANTY DEED FROM MARK ALLEN ANDERSON AND WIFE, KATHERINE J. ANDERSON, RECORDED ON THE 16TH DAY OF APRIL, 2002 IN INSTRUMENT NO. 20020416-0046868, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO 2008 DAVIDSON COUNTY TAXES FOR MAP & PARCEL 83-8-149, AND ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS

SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 2133, PAGE 61; BOOK 2202, PAGE 573; AND BOOK 3992, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 611 Rosebank Avenue, Nashville, Tennessee 37206

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 20th day of February, 2008.

Lauren G. Foster

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 20th day of February, 2008.

Notary Public

My Commission Expires: 1/9/2012

(SEAL)

CARA MONFORTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903