Davidson County DEEDWARR
Recvd: 04/03/08 10:03 2 pgs
Fees:13.00 Taxes:998.63

20080403-0033615

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$269,900.00** (Two Hundred Sixty Nine Thousand Nine Hundred)

AFFIANT

Subscribed to and sworn before me this 24th day of March, 2008.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

MARGARET SHERBERT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires JUNE 5, 2011

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Shauna L. Strecker 1111 Forrest Avenue Nashville,TN 37206	Countrywide Home Loans, Inc. 5401 North Beach Street, FTWX-22 Fort Worth, TX 76137	083-09-0-090.00

WARRANTY DEED

FOR AND IN 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, I/WE, **KAREN FOSTER TOMES AND HUSBAND MARVIN TOMES,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **SHAUNA L. STRECKER, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 26, on the Plat of Bellview, Judge B. C. Bell's Addition to Eastland, East Nashville, as of record in Book 332, page 109, Register's Office for said County.

Said Lot No. 26 fronts 50 feet on the northerly side of Forrest Avenue and runs back between parallel lines 160 feet to an alley in the rear.

Being the same property conveyed to Karon Foster, retaining a life estate unto Florence K. Becker by Deed of record in Book 10798, Page 384, Register's Office for Davidson County, Tennessee. The said Florence K. Becker having since died August 27, 2001, resident of Davidson County, Tennessee, and by Final Order and Judgment of the 8th Circuit Court of Davidson County, Tennessee Court Case No. 02P-769 and 99-P-1149 property ordered, adjudged and decreed that the ownership of said property shall be confirmed as the property of Karen Foster Tomes (also known as Karon Foster, and having since married now known as Karen Foster Tomes.)

Marvin Tomes spouse of Karen Foster Tomes joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property, by virtue of the marriage.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1111 FORREST AVENUE** **NASHVILLE,TN37206**

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. Whenever 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, this 24th day of March, 2008

Karen Foster Tomes

Marvin Tomes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24th day of March, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Karen Foster Tomes and Marvin Tomes** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 24th day of March, 2008.

Notary Public

Commission Expires: 6/5/11

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 5, 2011