(1)

WARRANTY DEED

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 6-14-2008

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2008

Notary Public

MY COMMISSION EXPIRES: 6-14-08
(AFFIX SEAL)

Mail:

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connie Spurlin	SAME	072.06-0-015.00
(NAME)	(NAME)	
1019 Maynor Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, Stephen Eric Foster and Michael Ames Foster and Connie Foster Spurlin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Connie Spurlin (aka Connie Foster Spurlin), 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. 46 on the Map of Maynor Place, as of record in Book 843, page 24, Register's Office for said County.

Said Lot No. 46 fronts 60 feet on the northerly side of Maynor Avenue, and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Cornelia O. Foster by warranty deed of Robert L. Gentry and wife, Reba Cook Gentry, of record in Book 3985, page 912, said Register's Office, dated 01/25/66. The said Cornelia O. King (aka Cornelia O. Foster) is since deceased and by her Last Will and Testament (Probate No. 07-P-211, Seventh Circuit Court of Davidson County, Tennessee) said property was devised to her three children - Stephen Eric Foster, Michael Ames Foster and Connie Foster Spurlin.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2008 Taxes constitute a lien against said property but are not yet due and payable All matters appearing on the Plan of record in Plat Book 843, page 24, said Register's Office.

This property, known as 1019 Maynor Avenue, Nashville, TN 37216
(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.

Davidson County DEEDWARR
Recvd: 05/29/08 13:31 2 pgs
Fees:13.00 Taxes:460.65
20080529-0054732

Witness my/our hand(s) this 23RD DAY OF MAY, 2008.

Stephen Eric Foster

Michael Ames Foster

Connie Foster Spurlin

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Eric Foster and Michael Ames Foster and Connie Foster Spurlin, with whom I am personally acquainted (or provided 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 23rd day of May, 2008.

Notary Public My Commission Expires: 06/27/09

(SEAL)

