This Instrument Prepared By:
Murfreesboro Title, LLC
143 Barfield Crescent , Ste 200
Murfreesboro, TN 37129
EM080217.PFT

Return to Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067
(615) 370-4443

Send Tax Bills To:
New Owner

Davidson County DEEDWARR
Recvd: 09/09/08 14:16 2 pgs
Fees:13.00 Taxes:462.50
20080909-0092368

New Owner is:
Elena R. Garcia
6411 Premier Drive
Nashville, TN 37209

MAP: 102-04-0

PARCEL: 070.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Dean Foster and wife, Rebecca D. Foster,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Elena R. Garcia and Miguel Delgado, wife and husband,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **6411 Premier Drive, Nashville, TN 37209**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 719 on the Plan of Charlotte Park, Section Twelve, of record in Book 2900, pages 127 and 128, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dean Foster and wife, Rebecca D. Foster, by Special Warranty Deed from JPMorgan Chase Bank, as Trustee, dated 3-8-05 and recorded 5-5-05 in Instrument No. 20050505-0050521, Register's Office for Davidson County, Tennessee..

This conveyance is made subject to all matters shown on plat of record in Book 2900, pages 127 and 128, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

RDF
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of August, 2008.

GRANTOR(S):

X _____
DEAN FOSTER

X _____
REBECCA D. FOSTER

ACKNOWLEDGEMENT

STATE OF Pennsylvania
COUNTY OF Centre

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Dean Foster and wife, Rebecca D. 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of August, 2008.

X _____
NOTARY PUBLIC
My Commission Expires: March 13, 2011
COMMONWEALTH OF PENNSYLVANIA

James [illegible] Notary Public
[illegible]
My Commission Expires March 13, 2011
Member, Pennsylvania Association of Notaries

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$125,000.00**.

_____
AFFIANT

SWORN TO and subscribed before me this 28th day of August, 2008.

_____
NOTARY PUBLIC
My commission expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012