Davidson County DEEDWARR
Recvd: 10/13/08 10:46 2 pgs
Fees:13.00 Taxes:1036.00
20081013-0103007

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2008090049

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $280,000.00

Sworn to and subscribed before me this 10th day of October, 2008.

Affiant

Notary Public
My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Scott A. Foulston 8456 Riley Adcock Road Joelton, TN 37080	Tennessee Bank & Trust 9000 Carothers Parkway Franklin, TN 37067	4-135.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael D. Nance and wife, Kellie Nance**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Scott A. Foulston and wife, Lisa D. Foulston**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

A TRACT OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, ACCORDING TO A SURVEY BY JOHN D. SPROUSE, DATED OCTOBER 23, 1984, AS FOLLOWS: BEGINNING AT AN IRON PIN BEING THE NORTHEAST CORNER OF CHARLES M. JOHNSON, ET UX, APPEARING OF RECORD IN BOOK 6408, PAGE 285, SAID REGISTERS OFFICE, AND BEING THE NORTHWEST CORNER OF THIS TRACT OF LAND IN CHESTER C. WHITAKER SOUTHERLY LINE AND CONTINUING AS FOLLOWS: THENCE WITH THE LINE OF SAID JOHNSON S 4 DEG 20' 20" W 979.18 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF THE RILEY ADCOCK ROAD, SAID IRON PIN BEING THE SOUTHWEST CORNER OF THE

TRACT OF LAND; THENCE WITH THE MARGIN OF SAID ROAD S 87 DEG 36' 02" E 234.51 FEET TO AN IRON PIN BEING THE SOUTHEAST CORNER OF THIS TRACT OF LAND; THENCE LEAVING SAID MARGIN OF ROAD N 5 DEG 03' 54" E 955.39 FEET TO AN IRON PIN BEING THE NORTHEAST CORNER OF THIS TRACT OF LAND IN SAID JOHNSON SOUTHERLY LINE; THENCE WITH THE LINE OF SAID JOHNSON N 81 DEG 57' 45" W 247.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.34 ACRES, MORE OR LESS. KNOWN AS TRACT 5 OF TURNER L. SUTER PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL D. NANCE AND KELLIE NANCE, HUSBAND AND WIFE BY WARRANTY DEED FROM CLAUDE R. SULLIVAN AND ANNE B. SULLIVAN, HUSBAND AND WIFE, RECORDED ON THE 19TH DAY OF MAY, 2004 IN INSTRUMENT NO. 20040519-0058590, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ✓ Grantor ____ Grantee.

This is improved property known as **8456 Riley Adcock Road, Joelton, TN 37080.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 10th day of October, 2008.

Michael D. Nance

Kellie Nance

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Michael D. Nance and Kellie Nance, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of October, 2008.

Notary Public
My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY