BILL GARRETT, Davidson County
Trans:T20090062923 DEEDWARR
Recvd: 09/15/09 08:39 2 pgs
Fees:12.00 Taxes:0.00
20090915-0085908

This Instrument Prepared By:
INGRAHAM, PAUTIENUS & TIDWELL, 216 Centerview Drive, Suite 317, Brentwood, Tennessee 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
Cheryal Jean Foster 2429 Dundee Lane Nashville, TN 37214	SAME	Map 073-12-0 Parcel 067.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(3)(d).

Debra D. West, Trustee

Sworn to and subscribed before me this 10 day of August, 2009.

Notary Public
My Commission Expires: February 19, 2013

ASHLEY B. LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES FEBRUARY 19, 2013

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Phyllis H. Foster transferred and conveyed the subject property into the Phyllis H. Foster Living Trust dated August 27, 2002 by Warranty Deed of record in Instrument Number 20020830-0105165, Davidson County Register's Office, Tennessee. Phyllis H. Foster passed away on July 4, 2009, leaving DEBRA D. WEST as Successor Trustee of the Phyllis H. Foster Living Trust Agreement, dated August 27, 2002.

In accordance with Article VI, Section 4 (a) of the Phyllis H. Foster Living Trust Agreement dated August 27, 2002, said Trustee shall distribute the real estate in Davidson County to CHERYAL JEAN FOSTER, free of trust.

Therefore, FOR AND IN CONSIDERATION of the sum of -0- Dollars, DEBRA D. WEST, as Successor Trustee, of the Phyllis H. Foster Living Trust, dated August 27, 2002, has this date bargained and sold, and does hereby transfer and convey unto CHERYAL JEAN FOSTER,

certain real estate in Davidson County, Tennessee, being more particularly described as follows:

BEING Lot No. 160 of the Revised Plan of Section 1, Sunset View, as of record in Book 2663, Pages 27 & 28.

SAID Lot No. 160 front 105.58 feet on the south side of Dundee Lane and runs back 235.8 feet on the west line and 245.88 feet on the east line to a dead line in the rear on which it measures 131.8 feet.

Being the same property conveyed by Phyllis H. Foster, deceased, to Phyllis H. Foster Living Trust, dated August 27, 2002, and any amendments thereto by deed of record in Instrument Number 20020830-0105165, Registers Office, Davidson County, Tennessee.

This is improved property known as: 2429 Dundee Lane, Nashville, Tennessee 37214.

IN WITNESS WHEREOF, the Successor Trustee has caused this instrument to be executed on the 10 day of August, 2009.

Debra D West Trustee

DEBRA D. West, Successor Trustee of
Phyllis H. Foster Living Trust

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debra D. West, Successor Trustee, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 10 day of August, 2009.

Ashley B Lawson

NOTARY PUBLIC

My commission Expires: February 19, 2013

ASHLEY B. LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES FEBRUARY 19, 2013