Record & Return To:
Foundation Title
30 Burton Hills Blvd
#175
Nashville, TN 37205

JANIS L. DUREE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

09-4236

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November, 2009.

Notary Public

Janis L. Duree

MY COMMISSION EXPIRES: 3/15/10

THIS INSTRUMENT WAS PREPARED BY

Escrow Corporation, 142 South Birchwood Drive, Hendersonville, TN 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juliane Krueger	Same	83.04-159.00
(NAME)	(NAME)	
2501 Carter Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37206		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Jim D. Joines

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juliane Krueger and Matthew C. Fister, joint tenants with rights of survivorship,

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:

Being Lot No. 41 on the Map of Rosebank Park, of record in Book 1825, page 26, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Carter Street, the common corner of Lots 40 & 41; thence with the line between said Lots, northerly 112 feet to a point, a corner of Lot 42; thence with the line between Lots 41 & 42, northwesterly 99.7 feet to the easterly margin of Solon Drive; thence with the margin of said Drive, along a slight curve, 90.22 feet to a point, and continuing with the margin of the same southerly 42 feet to the beginning of a curve; thence with said curve southeasterly 31.42 feet to the north margin of Carter Street; thence with the margin of said street, easterly 90 feet to the beginning.

BEING the same property conveyed to Jim D. Joines and wife, Eunice H. Joines by deed from Sterling Homes, Inc., of record in Book 2035, page 339, Register's Office for Davidson County, Tennessee.

This is improved property known as 2501 Carter Avenue, Nashville, TN 37206

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.

Witness his hand this 16th day of November, 2009.

Jim D. Joines

BILL GARRETT, Davidson County
Trans: T20090079849 DEEDWARR
Recvd: 11/24/09 11:20 2 pgs
Fees: 13.00 Taxes: 579.05

20091124-0108050

09-4236

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Jim D. Joines the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 16th day of November, 2009

My commission expires 3/15/10

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named _____

Jim D. Joines

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 16th day of November, 2009

My commission expires 3/15/10

SUMNER COUNTY TENNESSEE NOTARY PUBLIC JANIS L. DUREE

_____
Notary Public Janis L. Duree