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WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11TH DAY OF MAY, 2010 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
SIDWELL & BARRETT, P.C. **121 1st Avenue South, Suite 200** **Franklin, TN 37064**	

Georgia Barrett State of Tennessee Notary Public Williamson County
My commission expires November 21, 2012

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
Jessica Leary Foster	New Owner	Map 83.01 Parcel 0-268
(NAME)	(NAME)	
1032 Petway Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, Suwannee Properties, LLC, a Wyoming limited liability company HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jessica Leary Foster and Mark Foster, wife and husband, and Gerald Patrick Leary, a married person, ,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:

The following described tract or parcel of land in ~~Williamson~~ DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the unrecorded plan of the subdivision of Lot No. 6 in the division of the lands of John Hobson, deceased, which later plan is of record in Minute Book "L", page 365, Circuit Court for said County.

Beginning at an iron stake in the southerly right of-way Petway Avenue, being the northwest corner of a tract owned by Sylia Giannitrapani as of record in Instrument Book 20020806-0094503, R.O.D.C., TN., and being the northeast corner of this tract; Thence, with the westerly line of Giannitrapani, S 10 deg. 30 min. 00 sec. W, 157.99 feet to a spike (old) in an alley; Thence, with said alley, N 09 deg. 09 min. 30 sec. W., 49.99 feet to an iron pin, being the southeast corner of a tract owned by Millicent S. Watkins as of record in Instrument Book 20070409-0041722, R.O.D.C, TN., Thence with the easterly line of Watkins, N 10 deg. 30 min. 00 sec. E., 158.01 feet to a paint spot on a rockwall, in the south right of way Petway Avenue; Thence, with said right of way S 9 deg. 08 min. 48 sec. E, 50.02 feet to the point of beginning, containing 6649.29 square feet or 0.15 acres more or less.

Being property conveyed to Suwannee Properties, LLC by warranty deed of Estelle B. Chaney, unmarried, dated November 29, 2002, of record in Instrument No. 20021205-0149877, Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2010 Tax a lien against said property but are not yet due and payable. Map 083.01-0-268 All matters appearing on the survey by Blanchard and Parrish, Surveyors, dated September 3, 1937. Plan of record in Minute Book "L", page 365, Circuit Court for Davidson County, Tennessee. All matters appearing on the unrecorded plan of the subdivision of Lot No. 6 in the division of lands of John Hobson, deceased.

This property, known as 1032 Petway Avenue, Nashville, TN 37206
(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.

BILL GARRETT, Davidson County
Trans:T20100030100 DEEDWARR
Recvd: 05/19/10 10:20 2 pgs
Fees:13.00 Taxes:536.13
20100519-0038586

Witness my/our hand(s) this 11TH DAY OF MAY, 2010.

Suwannee Properties, LLC

BY: _____

James C. Woodard, II, Manager

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared James C. Woodard, II, Manager of Suwannee Properties, LLC, a Wyoming limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that he executed the within instrument for the purposes therein contained and who further acknowleded that he is the Manager of Suwannee Properties, LLC, the wihtin named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of James C. Woodard, II in his capacity as Manager.

Witness my hand and official seal, this the 11th day of May, 2010.

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Notary Public My Commission Expires: 7-2-12

(SEAL)

