Davidson County DEEDWARR
Recvd: 10/04/10 13:47 3 pgs
Fees:18.00 Taxes:601.25
20101004-0079150

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

James Walter Foster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28TH DAY OF **SEPTEMBER, 2010.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 8/13/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVEN A. SMITH, ET UX	**Superior Bank**	**042-09-0-033.00**
(NAME) **107 ARTA DRIVE**	(NAME) **17 N. 20th Street**	
(ADDRESS) **MADISON, TN 37115**	(ADDRESS) **Birmingham, AL 35203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, PAMELA WRIGHT FOSTER AND HUSBAND, JAMES WALTER FOSTER,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN A. SMITH AND STEPHANIE L. SMITH, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of Section One, Kemper Heights, of record in Plat Book 2331, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pamela Wright Foster and husband, James Walter Foster from Lee A. Cohen, Trustee by deed dated January 28, 2009 of record as Instrument No. 20090130-0008266, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 2331, pages 65 and 66; Restrictive Covenants of record in Book 2442, page 459, and such other easements, conditions and restrictions which may appear of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **107 ARTA DRIVE, MADISON, TN 37115**
(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.

Witness our hands this 28 day of **SEPTEMBER, 2010.**

Pamela Wright Foster by James Walter Foster, attorney in fact
for Pamela Wright Foster

PAMELA WRIGHT FOSTER
By: James Walter Foster, Attorney in Fact
for Pamela Wright Foster

James Walter Foster

JAMES WALTER FOSTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Walter Foster**, the bargainors, 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 office this 28th day of September, 2010.

My commission expires: **August 23, 2011**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28 day of September, 2010, before me personally appeared **James Walter Foster, Attorney in Fact for Pamela Wright Foster**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Pamela Wright Foster**, and who acknowledged that he executed the same as the free act and deed of **Pamela Wright Foster.**

Witness my hand and official seal at Nashville, Tennessee this 28th day of September, 2010.

My commission expires: August 23, 2011

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen
Notary Public

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

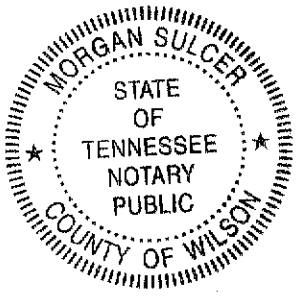
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: September 2, 2013