BILL GARRETT, Davidson County
Trans:T20110048070 DEEDWARR
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Fees:18.00 Taxes:111.00
20110805-0060501

Return to: 109 Kenner Avenue,
Ste 201, Nashville, TN 37205
Box # 26

#13962

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Mitchell Whitson 2148 Smith Springs Road Nashville, TN 37217	[New owner]	Map 148-16-0- Parcel 069.00 Map 148-16-0- Parcel 072.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Jack N. Foster and wife, Jeanne T. Foster,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Mitchell Whitson, unmarried,** (The "Grantee"), Grantee's heirs and and assigns, a certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Hugh Hicks Subdivision of record in Plat Book 8250, page 945, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Tract 2:

BEGINNING at an iron pin set on the North right-of-way of Antioch Pike at the Southwest corner of Tract No. 1; thence with said right-of-way N 65 deg. 22' 10" W, 111.23 feet to an iron pin set; thence continuing with said right-of-way along a spiral to the right 140.76 feet (Chord N 63 deg. 19' 40"W, 140.75 feet) to an iron pin set; thence N 23 deg. 58' 40" E, 312.65 feet to an iron pin set; thence N 52 deg. 17' 20" E 35.82 feet to an iron pin set in the center of an abandoned alley; thence with the center of said alley S 52 deg. 49' 30" W 240.90 feet to an iron pin set; thence S 23 deg. 55' 20" W 297.07 feet to the beginning; containing 1.86 acres, more or less.

Being the same property conveyed to Jack N. Foster and wife, Jeanne T. Foster by warranty deed dated September 14th, 2001 from C. Hugh Hicks and wife, Rhonda R. Hicks of record in Instrument No. 20010918-0100958, said Register's Office.

This is not the personal, marital or primary residence of Grantors, spouse and/or any dependents.

This description is the same as was used in the last deed of record.

This is improved real properties commonly known as **2360-2364 Antioch Pike, Antioch, TN 37013.**

This conveyance is subject to the following:

1. Taxes for the year 2011and subsequent years and assumed by Grantees.
2. Easement for Utility Services of record in Instrument No. 20010521-0052328, said Register's Office.
3. Any and all matters appearing on the Plan of record in Plat Book 8250, page 945, said Register's Office.

(STATE OF TENNESSEE))
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater)
(for this transfer is **$30,000.00**)
( )
(Affiant)

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

my commission expires: 01/13/2015

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 1st day of August, 2011.

Jack N. Foster

Jeanne T. Foster

(STATE OF TENNESSEE)
(COUNTY OF WILLIAMSON)

Before me, the undersigned of the state and county mentioned, personally appeared JACK N. FOSTER AND JEANNE T. FOSTER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nolensville, Tennessee, this 1st day of August, 2011.

Notary Public

my commission expires: 01/13/2015

