BILL GARRETT, Davidson County
Trans:T20130007525 DEEDWARR
Recvd: 01/28/13 14:48 2 pgs
Fees:13.00 Taxes:88.80
20130128-0008907

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jim Bale
1321 Madison Creek Road
Goodlettsville, TN 37072

MORTGAGEE
None

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 098-00-0
PARCEL 029.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Daisy Oline Clark Foster by Dave Arnold Foster, Jr., Conservator,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jim Bale and Dan Liles,** 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 the Fourth Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Earhart Pike, being the northeast corner of a tract heretofore conveyed to Orville Clark and wife, said point being 220 feet westerly from the northeast corner of the tract conveyed to Ben Allen Foster and wife, of record in Book 1534, Page 500, Register's Office for Davidson County, Tennessee; running thence with the center of said pike, easterly 100 feet to a point; thence at right angles southerly, parallel with the easterly line of Orville Clark Tract, 152 feet to a point; thence at right angles westerly parallel with said pike, 100 feet to the easterly line of said Orville Clark Tract; thence northerly with the easterly boundary line of said Orville Clark Tract; 152 feet to the center of Earhart Pike, the point of beginning.

Being the same property conveyed to Dave A. Foster and wife, Daisy Clark Foster, by Warranty Deed from F. C. Burnette, Jr. and wife, Fostena Parrish Burnette, dated September 30, 1963, Register's Office for Davidson County, Tennessee. The said Dave A. Foster died on June 11, 1974 leaving the said Daisy Clark Foster as the surviving tenant by the entirety and the property is being conveyed by Dave Arnold Foster, Jr. pursuant to an Order Appointing Permanent Conservator and by Probate Court Order as of record in Case No. 09P-1396, in the Probate Clerk's Office for Davidson County, Tennessee. Daisy Clark Foster and Daisy Oline Clark Foster are one and the same.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants conditions and all matters.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is unimproved property known as **0 Earhart Road Hermitage, TN 37076.**

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 22nd day of January, 2013.

Daisy Oline Clark Foster

By: Dave Arnold Foster, Jr. (Conservator)
Dave Arnold Foster, Jr., Conservator

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dave Arnold Foster, Jr., the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of January, 2013.

Tina D. Brown
NOTARY PUBLIC

TINA D. BROWN ★ TENNESSEE ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY TENNESSEE

My Commission Expires: 1-26-2014

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $24,000.00.

AFFIANT

Subscribed and sworn to before me this 22nd day of January, 2013.

Tina D. Brown
NOTARY PUBLIC

TINA D. BROWN ★ TENNESSEE ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY TENNESSEE

My Commission Expires: 1-26-2014