Prepared by:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $155,900.00

Affiant

Subscribed and sworn to before me, this 27th day of February, 2004.

Notary Public
My commission expires: 1-25-2006

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
James A. Foster	Fieldstone Mortgage Co.	164-13-O 73.00
309 Clark Hill Crossing	11000 Broken Land Parkway #600	
Antioch TN 37013	Columbia, MD 21044	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Clifford R. Hunt, Jr., married**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **James A. Foster,** hereinafter called the Grantee, his successors 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 Lot No. 247 on the plan of Ashford Crossing, Section Two, First Revision, of record in Plat Book 9700, Page 171, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clifford R. Hunt, Jr. and Rochelle E. Hunt by Warranty Deed from Susan B. Poore and husband, Jeffrey A. Poore, of record in Instrument No. 199912230306853, Register's Office for Davidson County, Tennessee. Further conveyed to Clifford R. Hunt by Quitclaim Deed from Rochelle E. Clayton (f/k/a Rochelle H. Hunt) of record in Instrument No. 20030227-0026443.

(Clifford R. Hunt, Jr. and Clifford R. Hunt are one and the same person.)

Cathy Hunt, wife of Clifford R. Hunt, Jr., joins in the execution of this instrument for the purpose of conveying her marital interests if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 309 Clark Hill Crossing, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 03/17/04 11:11 2 pgs
Fees:13.00 Taxes:576.83

20040317-0030303

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 my hand this 27th day of February, 2004.

Clifford R. Hunt, Jr.

Cathy Hunt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Clifford R. Hunt, Jr. and Cathy Hunt**, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Franklin, TN, this 27th day of February, 2004.

Notary Public

My Commission expires: 10/21/07

DONNA A. SPERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN