PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

W & I Ref: Title No: 45768

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/03/04 16:00 3pgs
Fees:18.00 Taxes:1813.00

20040803-0093081

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Todd C. Foster Laura Foster 4303 Sneed Rd. Nashville, Tennessee 37215	Same

TAX MAP-PARCEL NUMBERS: 130-04-A-101

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$490,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael J. Buttarazzi and wife, Kate O. Buttarazzi,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Todd C. Foster and wife,** Merry F. Foster hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. A of Sneed Road Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in book 7202, Page 384, amended by instrument of record in book 10763, Page 423, which is a subdivision of the northerly 150 feet of Lot No. 5 on the Plan of Belle Meade Annex Subdivision of record in Book 547, Page 66, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Michael J. Buttarazzi and spouse, Kate O. Buttarazzi by deed from E. Craig Parrish, Jr., and spouse, Sherri W. Parrish of record in Book 10774, Page 803, Register's Office for Davidson County.

Description Reference: Described from information contained in recorded condominium documents.

Taxes for 2004, and subsequent years. Said taxes are neither due nor payable. Tax reference numbers: 130-04-A-101.

The Plan, with Owner's Certificate, of record in Plat Book 547, page 66 , as amended by Exhibit "B" to the Master Deed of record in Book 7202, Page 384 said Register's Office, which Plan shows minimum building set back line and easement to which Plan and record thereof are incorporated herein and made a part hereof by reference thereto

Subject to the provisions of the condominium Master Deed of record in Book 7202, Page 384, Book 7202, Page 392, Book 10763, Page 423, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition , conditions or restrictions would violate 42 USC 3604c.

This instrument is executed on behalf of Michael J. Buttarazzi by Kate O. Buttarazzi as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 4303 Sneed, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of July, 2004 .

Michael J. Buttarazzi by Kate O. Buttarazzi Atty. in-fact — Kate O. Buttarazzi

Michael J. Buttarazzi, by: Kate O. Buttarazzi
Atty-In-Fact

Kate O. Buttarazzi

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $490,000.00

Kaz E. Aubogast
Affiant

Sworn and subscribed before me this 29th day of July, 2004.

KATHY SNIDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

Kathy Snider
Notary Public

My Commission Expires: _____

State of MI
County of Charlevoix

On this 29th day of July, 2004 , before me the undersigned authority, personally appeared **Kate O. Buttarazzi** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

JAMES R. FOUGHT
Notary Public, Emmet County, MI
My Commission Expires Aug. 10, 2008

My Commission Expires: acting in Charlevoix county

James R. Fought
Notary

JAMES R. FOUGHT NOTARY PUBLIC

WIdoc: Deed Wty—12/92

State of MI
County of CHARLEVOIX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Kate O. Buttarazzi** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Michael J. Buttarazzi, as Attorney-in-Fact, as the free act and deed of the said Michael J. Buttarazzi.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 2004

Notary Public

JAMES R. FOUGHT
Notary Public, Emmet County, MI
My Commission Expires Aug. 10, 2008
ACTING IN CHARLEVOIX COUNTY

My Commission Expires:

EXHIBIT "A"
To
Warranty Deed

FROM: Michael J. Buttarazzi and wife, Kate O. Buttarazzi

TO: Todd C. Foster and wife, Laura Foster

State of
County of

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Kate O. Buttarazzi
Kate O. Buttarazzi, Affiant

Sworn to and subscribed before me this

29th day of July, 2004

Notary Public

JAMES R. FOUGHT
Notary Public, Emmet County, MI
My Commission Expires Aug. 10, 2008
ACTING IN CHARLEVOIX COUNTY

My Commission Expires:

NOTARY PUBLIC STATE OF MICHIGAN