Return to:
EQUITY SEARCH, INC.
2200 21st Avenue South
Suite 409
Nashville, TN 37212

This instrument prepared by:

FEARNLEY & CALIFF, PLLC
211 DONELSON PIKE, STE. 113
NASHVILLE, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of April, 2005, by and between Joanne S. Aronis, a single woman, party of the first part, and John D. Foster, a single man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

See Exhibit "A" Attached

Davidson County DEEDWARR
Recvd: 05/02/05 10:19 3 pgs
Fees:18.00 Taxes:447.33
20050502-0048340

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2005 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Book 11700, Page 33, Restrictions of record in Book 11701, Page 212, and Charter of record in Book 11701, Page 221, all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Joanne S. Aronis

Joanne S. Aronis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Joanne S. Aronis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day April, 2005 .

NOTARY PUBLIC

My Commission Expires: 7-30-06

JOSHUA R. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Property Owner & Address : John D. Foster
713 William Howard Place
Nashville, TN 37209

Tax Parcel No.: 090-12-0-B-020.00

Property Address: 713 William Howard Place
Nashville, TN 37209

MAIL TAX BILLS TO: Coastal Mortgage
11230 Carmel Commons Blvd.
Charlotte, NC 28226

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $120,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day April, 2005 .

NOTARY PUBLIC

AUBORN L. HAGER, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: March 21, 2007

My Commission Expires:

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EQUITY SEARCH, INC.
2200 21st Avenue South
Suite 409
Nashville, TN 37212

"EXHIBIT A"

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT NO. 20, ON THE FINAL PLAT OF HODGES ESTATES, A PLANNED UNIT DEVELOPMENT, OF RECORDIN BOOK 11700, PAGE 33, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THERE IS CONVEYED WITH THE ABOVE DESCRIBED PROPERTY AN UNDIVIDED INTEREST IN AND TO THE GENERAL AND/OR RESTRICTED COMMON AREAS AND FACILITIES OF HODGES ESTATES, A PLANNED UNIT DEVELOPMENT, AS SAID AIREA ARE SET FORTH AND DEFINED IN RESTRICTIONS OF RECORD IN BOOK 11701, PAGE 212, AND CHARTER OF RECORD IN BOOK 11701, PAGE 221, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND TO WHICH REFERENCE IS HEREBY MADE FOR MORE PARTICULARS.

SOURCE OF DESCRIPTION: SURVEY DATED AUGUST 21, 2000, MADE BY: LESLIE FLOWERS, LICENSE NO. 1659 JOHN KOHL & Company , P.C., 400 SEVENTH AVENUE SOUTH, NASHVILLE, TN 37203.

Being the same property conveyed to Joanne S. Aronis, a single woman, herein by Cash Deed dated January 21, 2005 filed for record January 28, 2005 at Instrument No. 20050128-0010635, in the Register's Office of Davidson County, Tennessee.