THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** FTEC File #24462	The actual consideration or value, whichever is greater, for this transfer is: $294,900.00. Affiant Subscribed and sworn to before me this 15th day of July, 2005. Notary Public My Commission Expires:
Record & Return To:	

Davidson County DEEDWARR
Recvd: 07/19/05 14:14 2 pgs
Fees:13.00 Taxes:1091.13
20050719-0083896

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Alan W. Foster Stacy D. Foster 1804 Apple Ridge Circle Nashville, TN 37211	Realty Mortgage Corp 700 Executive Center Dr. Suite 200 Brentwood, TN 37027	Map No.172.14-0A Parcel No. 117.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andre Dyson, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alan W. Foster and wife, Stacy D. Foster** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

The Grantor's spouse, Heather Dyson, has never resided in subject property.
This is improved property located at 1804 Apple Ridge Circle, Nashville, TN 37211

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of July, 2005.

Andre Dyson by Sharon Reynolds
Andre Dyson by Sharon Reynolds as
Attorney-In-Fact

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Sharon Reynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Alan Foster as his Attorney-In-Fact, as the free and and deed of the within named Alan Foster.

Witness my hand and official seal at Nashville, Tennessee this 15th, July, 2005.

NOTARY PUBLIC

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Section Three Wexford Downs, as of record in Instrument No. 200008100079246, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Andre Dyson, a single person by deed dated August 15, 2001 from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee corporation of record in Instrument No. 20010821-0090427, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Wexford Downs of record in Book 10292, page 51 and amended in Instrument 20000810-0079498, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Wexford Downs Homeowners Association, Inc. of record in Book 10500, page 444, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20000810-0079246, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Boundary Plan of record as Book 9700, page 221, Register's Office for Davidson County, Tennessee.
6. Easement Agreement of record in Book 10359, page 615, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 10357, page 925, Register's Office for Davidson County, Tennessee.