RETURN TO:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd. Ste 200
Nashville, Tennessee 37215

INC

6

WARRANTY DEED

ALAN SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ~~ME, THIS THE~~ 14th day of October, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Advantage Financial, LLC	SAME AS NEW OWNER	91-7-312
P.O. Box 90081		12W 14015
NASHVILLE, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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,

Samuel R. Foultz, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Advantage Financial, LLC

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 Davidson County, Tennessee, being Lot Nos. 1202 and 1204, Block 179, on the No. 1 plan of West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for said County, to which plan reference is hereby made for a more complete accurate legal description.

Being the same property conveyed to Samuel R. Foultz by deed from Fred L. Horton and wife, Rosalyn D. Horton, of record in Instrument Number 20040927-0016241, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 5301 Michigan Avenue, Nashville, TN 37209

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 ___my/our___ hand(s)_____ this 14th day of October, 2005

Samuel R. Foultz

Samuel R. Foultz

BY: [signature], atty in fact

Davidson County DEEDWARR
Recvd: 10/18/05 11:45 2 pgs
Fees:13.00 Taxes:283.05

20051018-0125600

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 14th day of October, 2005, before me personally appeared RICHARD MOORE, to me known to be the person who executed the foregoing instrument in behalf of SAMUEL R. FOULTZ, as his Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said SAMUEL R. FOULTZ, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 14th day of October, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006