NEW OWNER:

WILLIAM N. FOSTER
120 OXFORD COURT
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:
SUNTRUST MORTGAGE, INC.
201 Fourth Avenue N/7th Floor
Nashville, TN 37219

Map 026
Group 06-0
Parcel 91.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 05-1186

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 10/27/05 14:11 3 pgs
Fees:18.00 Taxes:599.40



20051027-0130027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty-Two Thousand and 00/100 Dollars ($162,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GARY ASHLEY and TERRY INGLE** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **WILLIAM N. FOSTER**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 272 on the Plan of Windsor Green, Phase II, Section II, as shown on the plat of record in Plat Book 6900, Page 549, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Gary Ashley and Terry Ingle, as joint tenants with the right of survivorship by deed from Mayra Follett and husband, Robert Follett, dated November 22, 2004, and of record as instrument number 2004-1129-0141291, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6900 page 540 and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 24th day of October, 2005.

X _____
GARY ASHLEY

X _____
TERRY INGLE

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GARY ASHLEY and TERRY INGLE,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of October, 2005.

GREGORY S. GILL STATE TENNESSEE NOTARY PUBLIC COUNTY OF WIL...

_____
NOTARY PUBLIC

My commission expires: 10/20/07

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The actual consideration or value, whichever is greater, for this transfer is **$162,000.00** .

AFFIANT

Sworn to and subscribed to before me this 24th day of October, 2005.

NOTARY PUBLIC

GREGORY S. GILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

My commission expires: 11/30/07