Box 8

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 05/09/06 14:23 2 pgs
Fees:13.00 Taxes:3311.50
20060509-0054422

W & I Ref:(_____) Title No: 47091
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andrew Alexander Caralynn Alexander 3701 Whitland Avenue Nashville, Tennessee 37205	Bank of America 200 S. College Street Charlotte, North Carolina 28255

TAX MAP-PARCEL NUMBERS: 10409022500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$895,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Agnes Laird Foster, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Alexander and spouse, Caralynn Alexander** 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:**

Land in Davidson County, Tennessee, being Lot No. 1 on Myrtlewood Plat of the Bransford Realty Company's Subdivision of part of the S.W. Berger property, as of record in Book 547, page 106, Register's Office for said County.

Said Lot No. 1 fronts 156 feet on the southerly side of Whitland Avenue and runs back 171 feet on the westerly line and 210 feet on the easterly line with the westerly margin of Craighead Avenue to the northerly line of Lot No. 7, measuring 56 feet thereon.

Being the same property conveyed to Dr. John H. Foster and wife, Agnes Laird Foster by deed from Douglas J Patton and Dessie B. Ingram of record in Book 3131, page 633 Register's Office for said County. The said Dr. John H. Foster has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 547 Page 106, said Register's Office.

This is improved property, known as: 3701 Whitland Avenue, Nashville, Tennessee 37205

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 5th day of May, 2006.

John H Foster

Agnes Laird Foster

Agnes Laird Foster

State of Massachusetts
County of Middlesex

On this 5 day of May, 2006 , before me the undersigned authority, personally appeared Agnes Laird Foster, 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.

My Commission Expires: May 2009

Nancy M Crowley
Notary

NANCY M. CROWLEY NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES MAY 1, 2009

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 $895,000.00

John H Foster
Affiant

Sworn and subscribed before me this the 8th day of May, 2006

My Commission Expires: May 2009

Nancy M Crowley
Notary Public

NANCY M. CROWLEY NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES MAY 1, 2009

Wldoc: Deed Wty—12/92