Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

JEAN K PETERSON NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

My Commission Expires Jan 15, 2008

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $219,000.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2006.

Notary Public
My commission expires: ~~02/24/08~~ 01-15-08

06-0605-72319

Address of New Owner:	Send Tax Bills to:	Tax Information
Donita K. Baird	First Horizon Home Loans	98-05-0-B-034
6325 Spera Pointe Xing	5775-E Glenridge Drive Suite 100	
Hermitage TN 37076	Atlanta,GA 30328	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Darren G. Foster , a married man hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Donita K. Baird, a single person, hereinafter called the Grantee, her successors 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 No. 34, on the Plan of Baypointe Subdivision, Phase II, of record in Instrument No. 20010608-0060679, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Darren G. Foster, unmarried by deed from Landmark Homes of Tennessee, Inc., dated July 26, 2002, of record in Instrument No. 20020729-0090464, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6325 Spera Pointe Xing, Hermitage, TN 37076

Brooke Foster, spouse of the Grantor, joins in the execution of this instrument for the purpose of conveying her martial interests, if any, in the subject property.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 07/10/06 15:51 2 pgs
Fees:13.00 Taxes:810.30
20060710-0082758

WITNESS my hand this 28th day of June, 2006.

Darren G. Foster

Brooke Foster

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Darren G. Foster and Brooke Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Madison, TN, this 28th day of June, 2006.

Jean K. Peterson

My Commission expires 01/15/08

JEAN K PETERSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN
My Commission Expires Jan. 15, 2008