Davidson County DEEDWARR
Recvd: 09/05/06 13:57 2 pgs
Fees:13.00 Taxes:436.60

20060905-0109331

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 8/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $118,000.00

Holly Christie
Affiant

Subscribed and sworn to before me, this 30th day of August, 2006.

Notary Public
My commission expires:

05-0608-63077

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Pinakini R. Shah	America's Wholesale Lender	52-01-0-C-045
612 Priscilla Court	2375 N Glenville Drive	
Madison TN 37115	Richardson, TX 75082	

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, Vivian Foston, Trustee of the Wilma G. Foston Special Needs Trust and Wilma G. Foston, Trustee under the Irrevocable Trust Agreement for the benefit of Kathy L. Foston and Wilma G. Foston, Individually, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Pinakini R. Shah, hereinafter called the Grantees, their 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. 45, on the Plan of Neely's Chase, of record in Book 7900, Page 196, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scottie E. Foston by deed from Neely's Chase Partners, dated 5-19-93, recorded 6-21-93, of record in Book 8988, Page 87, Register's Office for Davidson County, Tennessee. Scottie E. Foston died intestate on 5-18-05 leaving Wilma G. Foston as his sole heir at law pursuant to Affidavit of Heirship of record in Instrument No. 20060223-0021300, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Vivian Foston, Trustee of the Wilma G. Foston Special Needs Trust a one-half undivided interest by quitclaim deed from Wilma G. Foston, dated 2-17-06, recorded 2-23-06, of record in Instrument No. 20060223-0021299, said Register's Office; and further being the same property conveyed to Wilma G. Foston, Trustee under the Irrevocable Trust Agreement for the benefit of Kathy L. Foston, a one-half undivided interest, dated 2-17-06, recorded 2-23-06, of record in Instrument No. 20060223-0021298, 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 612 Priscilla Court, Madison, TN 37115

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.

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

Vivian Foston, Trustee

Wilma G. Foston, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Vivian Foston, Trustee of the Wilma G. Foston Special Needs Trust and Wilma G. Foston, Trustee under the Irrevocable Trust Agreement for the benefit of Kathy L. Foston, 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 seal at Hendersonville, Tennessee, this 28th day of August, 2006.

Notary Public at Large

My commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

Wilma G. Foston

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Wilma G. Foston, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 28th day of August, 2006.

Notary Public at Large

My commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010