Box 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/26/06 14:22 3 pgs
Fees:18.00 Taxes:921.30
20061026-0133039

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 249,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October 2006
Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason A. Curtis (NAME)	Wells Fargo Home Mortgage, Inc. (NAME)	MAP 21
5218 Rawlings Road (ADDRESS)	6155 Rockside Road, Suite 115 (ADDRESS)	PARCEL 349
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Independence, OH 44131 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Michael P. Foster and wife, Rebekah C. Foster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason A. Curtis and wife, Krista S. Brackemyre

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 the 14th Civil District of Davidson County, Tennessee and described as Tract 5, according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated April 5, 1990, as follows:

Beginning at an iron pin set in the Northerly margin of Rawlings Road, the most Southeast corner of this tract and being the most Southwest corner of Edwin Gienger Property of record in Deed Book 7014, Page 23, Register's Office for Davidson County, Tennessee; thence, with the margin of said Road S 82° 49 minutes 32 seconds W 180.50 feet to an iron pin set in the margin of said road, the most Southeast corner of Tract 4 of the above referenced survey; thence, leaving said Road and with the line of said Tract 4, N 07 degrees 58 minutes 45 seconds E passing an iron pin set on the South bank of a creek at 992.61 feet and in all a total of 1008.61 feet to the center of said creek, corner to said Tract 4 and being in the line of Porter D. Mayo; thence, with the centerline of said creek and said Mayo for the next three calls as follows: N 76 degrees 33 minutes 37 seconds E 30.51 feet, N 87 degrees 58 minutes 16 seconds E 75.58 feet, and N 47 degrees 26 minutes 54 seconds E 117.07 feet to a point in the center of said creek, near the corner of said Mayo and the corner of Ronnie Rippetoe; thence, with the line of said Rippetoe, N 84 degrees 14 minutes 54 seconds E 73.07 feet to a point in the centerline of said creek, and the line of said Rippetoe, and being the most

CONTINUED

unimproved ( )
This is improved (X) property, known as 5218 Rawlings Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 25th day of October, 2006

Michael P. Foster

Rebekah C. Foster

LEGAL DESCRIPTION CONTINUATION

Northwest corner of said Edwin Gienger; thence, leaving said creek and with the line of said Gienger, S 11 degrees 51 minutes 06 seconds W passing an existing iron pin at 12.12 feet on the South bank of said creek and in all a total of 1095.93 feet to the beginning, containing 5.00 acres, more or less.

Being the same property conveyed to Michael P. Foster and wife, Rebekah C. Foster by Warranty Deed dated March 16, 2005, from Steven A. Smith and wife, Lorinda A. Smith, of record by Instrument No. 20050318-0029926 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, and restrictive covenants contained in instruments of record in Book 8126, Page 405, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael P. Foster and wife, Rebekah C. Foster

the bargainor s, 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 Goodlettsville, Tennessee, this 25th day of October, 2006.

Commission expires 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public