WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/01/06 10:17 2 pgs
Fees:13.00 Taxes:762.20

20061201-0148399

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 206,000.00

C. Ronald Newlon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November 2006

DIXIE SEAGRAVES NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES NOV. 23, 2009 COUNTY OF SUMNER

Dixie Seagraves
Notary Public

MY COMMISSION EXPIRES: 11-23-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Foust	Mortgage Investors Group	MAP 128-14
(NAME) 8025 Esterbrook Drive	(NAME) 8320 E. Walker Springs Lane	PARCEL 70
(ADDRESS) Nashville, TN 37221	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(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, C. Ronald Newlon and wife, Cynthia A. Newlon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Foust, unmarried

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 Davidson County, Tennessee, being Lot No. 86 on the Plan of Harpeth Park, Section 2, of record in Book 3700, Page 58, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to C. Ronald Newlon and wife, Cynthia A. Newlon by deed from Thomas V. Blackmon and wife, Margaret E. Blackmon of record in Book 5215, Page 272, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 3990, Page 68, said Register's Office.

This conveyance is subject to any and all easements, if any.

unimproved ( )
This is improved (X) property, known as 8025 Esterbrook Drive, Nashville, TN 37221
(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 30th day of November, 2006.

C. Ronald Newlon

Cynthia A. Newlon

FILE BOX 45

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 C. Ronald Newlon and wife, Cynthia A. Newlon

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 Nashville, Tennessee, this 30th day of November 2006.

Commission expires 11-23-09

Dixie Seagraves
Notary Public

DIXIE SEAGRAVES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER MY COMMISSION EXPIRES NOV. 23, 2009

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