THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26139-12-2006** **Record & Return To:** **Advantage Title** **3365 Perimeter Hill Drive, Suite 142** **Nashville, TN 37211**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $125,000.00. Affiant Subscribed and sworn to before me this 29th day of December, 2006. Notary Public My Commission Expires:

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Dustin G. Withers 8158 Bonnafair Drive Hermitage, TN 37076	**Send Tax Bills To:** SunTrust Mortgage, Inc. 201 4th Ave North Nashville, TN 37219	**Tax Information:** Map No.075.01-0 Parcel No. 052.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alford Foster, Jr. and wife, Barbara P. Foster**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dustin G. Withers*** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*unmarried

This is improved property located at 8158 Bonnafair Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of December, 2006.

Alford Foster, Jr.

Barbara P. Foster

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Alford Foster, Jr. and Barbara P. Foster**, 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, at office, this 29th day of December, 2006.

Notary Public

My Commission Expires:

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 01/02/07 12:36 2 pgs
Fees:13.00 Taxes:462.50

20070102-0000454

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Section Twelve Hermitage Hills, as of record in Plat Book 4675, page 125, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Alford Foster, Jr. and wife, Barbara P. Foster by Warranty Deed dated December 22, 1988 from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of Washington, D.C. of record in Book 7735, page 205, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Book 4820, page 611, amended in Book 4960, page 506 and Book 4969, page 667, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 4675, page 125, Register's Office for Davidson County, Tennessee.

RETURN TO:

Advantage Title & Escrow
3735 N Mt Juliet
SUITE 202
Mt Juliet, TN 37122
615-773-8216
12454