WARRANTY DEED

G-VRES-07-1708

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Patty Parsons
Affiant

Subscribed and sworn to before me this 30th DAY OF May, 2007.

Notary Public

MY COMMISSION EXPIRES: 03/12/11
(AFFIX SEAL)

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diana Leigh Garrett	Mortgage Lenders of America, L	
4611B Elkins Ave. (ADDRESS)	8400 W 110th Street Suite 500 (NAME) (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Overland Park, KS 66210 (CITY) (STATE) (ZIP)	94-2-44.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PAUL BENTON FOSTER, IV, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DIANA LEIGH GARRETT, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 30, EDGEFIELD LAND CO'S FIRST Subdivision, as shown on plat of record in Plat Book 57, Page 130, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paul Benton Foster, IV, unmarried by Warranty Deed from Janet Lamson Bridge, unmarried recorded January 4, 2007 in Instrument No. 20070101-0001844, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Janet Lamson Bridge by Quitclaim Deed dated 5-30-2006 from Grahame Bridge,of record in instrument No 20060626-0075960, Register's office for Davidson County , Tennessee.
Also, being all of the same property conveyed to Jant Lamson Bridge and Grahame Bridge by warranty Deed recorded 9-29-2004 from Bernadette Webster Zaionchkovsky of record in instrument No 20040929-0117015, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1708 Shelby Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of May, 2007.

Paul Benton Foster IV By Rudy Hall Attorney in fact
Paul Benton Foster, IV

Davidson County DEEDWARR
Recvd: 06/04/07 11:16 2 pgs
Fees:13.00 Taxes:814.00

20070604-0065965

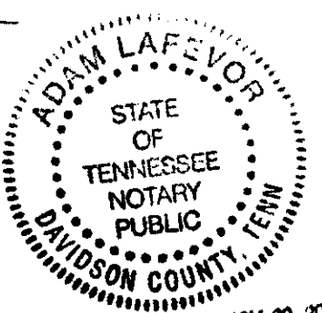
STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of May, 2007, before me personally appeared Daniel Fell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Paul Benton Foster, IV, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Paul Benton Foster, IV, unmarried.

Witness my hand and official seal, this the 30th day of May, 2007.

Notary Public

My Commission Expires:



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903