Davidson County DEEDWARR Recvd: 06/08/07 14:04 2 pgs Fees:13.00 Taxes:1165.50 20070608-0069004	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$315,000.00.** Affiant Subscribed and sworn to before me, this the 6th day of June, 2007. NOTARY PUBLIC Notary Public My commission expires: 6/24/2008 (AFFIX SEAL)

THIS SPECIAL WARRANTY DEED WAS PREPARED BY
Gregory S. Perrone
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ryan A. Kirkland	**SunTrust Mortgage, Inc.**	**Map 172-14-17, Parcel 066.00CO**
1404 Ramble Hill Circle	**201 4th Avenue North, 7th Floor**	
Nashville, TN 37211	**Nashville, TN 37219**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Robert H. Foster and Stephanie D. Foster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan A. Kirkland

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. 13 on the Plan of Section Two, Wexford Downs of record in Book 9700, Pages 593, & 594, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert H. Foster and wife, Stephanie D. Foster, as tenants by the entirety, by deed from Elliott Jordan and wife, Tamera Jordan of record in Instrument #20051026-0129097, Register's Office for Davidson County, Tennessee.

Stephanie D. Foster is also known as Stephanie P. Foster.

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **1404 Ramble Hill Circle, Nashville, TN 37211**

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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise. 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 6th day of June, 2007.

Robert H. Foster

Stephanie D. Foster

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert H. Foster and wife, Stephanie D. 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 Brentwood, Tennessee on this **6th** day of **June, 2007.**

Robin S. Edwards
Notary Public

My Commission Expires: 2/26/2011

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY