Prepared by: + Return To:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me, this 11th day of June, 2008.

Notary Public
My commission expires: 1/23/10

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

02-0805-46074

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark Stephen Hughes 109 Grizzard Avenue Nashville TN 37207	New Owner	071-03-0 054.01

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jack Foster and wife, Christine S. Foster, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark Stephen Hughes, Unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Tract 1:
Land in the 12th Civil District of Davidson County, Tennessee, being the westerly portion of the westerly part of Lot No. 28, on the Plan of E. T. Brown Subdivision of part of Hughes Place, of record in Book 332, Page 55, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 28 fronts 93.4 feet on the northerly margin of Grizzard Avenue and extends back between lines 275 feet on the westerly line and 277.5 feet on the easterly line to an alley in the rear, measuring 93 feet thereon.

Tract 2:
Land in the 12th Civil District of Davidson County, Tennessee, being the middle part of Lot No. 28 on the Plan of E. T. Brown Subdivision of part of Hughes Place, of record in Book 332, Page 55, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 28 fronts 93.2 feet on the northerly side of Grizzard Avenue and extends back 280 feet on the easterly line and 277.5 feet on the westerly line to an alley in the rear, measuring 79 feet thereon.

Being the same property conveyed to Jack Foster and wife, Christine S. Foster by deed from Beverly Ann Scarbrough, Successor Trustee of the Helen Clara Parker Family Trust, by the Last Will and Testament of Helen Clara Parker, who died a resident of the State of Alabama, said Last Will and Testament of record in Book of Wills No. 17, Page 158, Office of Judge of Probate Court for Marshall County, Alabama, dated October 22, 2003, recorded October 24, 2003, of record in Instrument No. 20031024-0157351, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 109 Grizzard Avenue, Nashville, TN 37207

Davidson County DEEDWARR
Recvd: 06/27/08 14:28 2 pgs
Fees:13.00 Taxes:629.00
20080627-0066699

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 11th day of June, 2008.

Jack Foster

Christine S. Foster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jack Foster and Christine S. Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 11th day of June, 2008.

State of Tennessee at Large

My Commission expires :

1/23/10

ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON