This Instrument prepared by
and after recording return to:
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 08/04/08 08:29 3 pgs
Fees:18.00 Taxes:1480.00
20080804-0079597

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Poplarwood Lane, LLC **215 Ward Circle, Suite 200** **Brentwood, TN 37027**	**(Same)**	**116 056.18**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **David H. Foster and wife, Paula D. Foster** (the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors, in hand paid by **Poplarwood Lane, LLC**, a Tennessee limited liability company (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 14 on the Final Plat of Poplar Wood, Section 1, a Planned Unit Development, as of record in Plat Book 9700, page 196, and as shown on Boundary Plat 9700, page 3 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to David H. Foster and wife, Paula D. Foster by deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation of record in Book 11087, page 260 in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **8129 Poplarwood Lane, Nashville, Tennessee 37221.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantee that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, his heirs, successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantors as of the 30th day of July, 2008.

David H. Foster

Paula D. Foster

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State LOUIS **David H. Foster**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2008.

G. MILLER HOGAN, II
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 21, 2009

Notary Public
My commission expires: 11-21-2009

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State LOUIS **Paula D. Foster**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2008.

G. MILLER HOGAN, II
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 21, 2009

Notary Public
My commission expires: NOV. 21, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $400,000.00.

Affiant

Sworn to and subscribed before me this
30th day of July, 2008.

Notary Public
My Commission Expires:

KIMBERLY P. HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011