WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2008

Notary Public:

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michael Foust	Regions Bank, d/b/a Regions Mortgage	Parcel ID:
260 Lisa Lane	810 Cresent Centre Dr., Suite 300	09505008200
Nashville, TN 37210	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Delrie Hallum, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Michael Foust and Julie A. Foust, husband and wife,
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:

BEING Lot No. 63, on the Plan of Creekside Heights, of record in Plat Book 2663, Pages 114 and 115, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Delrie Hallum by Quitclaim Deed from Gary W. Hallum to Delrie Hallum, of record in Instrument 20071218-0145050, said Register's Office. See also deed of record in Instrument 20040428-0048061, said Register's Office.

This conveyance is subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees, (2) all matters appearing on the plat of record in Plat Book 2663, pages 114 and 115, said Register's Office, and (3) Avigation Easement of record in Book 8322, page 556, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2876, page 599, and Book 2879, page 441, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 260 Lisa Lane, Nashville, TN 37210

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 21st day of August, 2008.

Delrie Hallum

Davidson County DEEDWARR
Recvd: 08/25/08 16:08 2 pgs
Fees:13.00 Taxes:518.00

20080825-0087372

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 21st day of August, 2008.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

3436
18b

ADVANTAGE Title & Escrow
2000 Mallory Lane, Suite 130
523
Franklin, TN 37067
(615) 786-0940