When recorded, please return to
Realty Title and Escrow Co., Inc.
808 N. Mt. Juliet Rd.
Mt. Juliet TN 37122

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/23/08 10:35 2 pgs
Fees:13.00 Taxes:204.61
20080923-0096754

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $55,299.00

Affiant

Subscribed and sworn to before me, this 19th day of September, 2008.

Notary Public
My commission expires: 06|23|2012

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

06-0809-73216

Address of New Owner:	Send Tax Bills to:	Tax Information
Bob A. Foster 906 Rachels Place Hermitage TN 37076	Bob A. Foster 3004 Seminole Loop Crossville, TN 38572	075-11-0-155.00

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, Michele L. Birdwell, n/k/a Michele L. Battle, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bob A. Foster and wife, Dolores K. Foster, 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:

Land in Davidson County, Tennessee, being Lot No. 77A, on the Plan of Zone Lot Division of Lots 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77 and 79, Rachel Square, Section Two, n/k/a Colony Downs, of record in Book 5200, Page 624, as amended in Book 6250, Page 541, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michele L. Birdwell by deed from Heather D. Willis, unmarried, dated August 31, 2005, recorded September 7, 2005, of record in Instrument No. 20050907-0107750, 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.

David Battle, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This property is improved property known as 906 Rachels Place, Hermitage, TN 37076

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 19th day of September, 2008.

Michele L. Birdwell, n/k/a
Michele L. Battle

David Battle

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michele L. Birdwell, n/k/a Michele L. Battle and David Battle, 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 Hermitage, TN, this 19th day of September, 2008.

Notary Public

My Commission expires: 01/17/2012

