CLG #20081200003

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #08-1343

Davidson County DEEDWARR
Recvd: 01/06/09 10:59 2 pgs
Fees:13.00 Taxes:302.20
20090106-0001159

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bob A. Foster and wife, Dolores K. Foster**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher A. Seguin, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, 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 Bob A. Foster and wife, Dolores K. Foster by deed from Michele L. Birdwell n/k/a Michele L. Battle dated September 19, 2008 of record in Instrument No. 20080923-0096754, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 19 day of December, 2008.

Bob A. Foster
Bob A. Foster

Dolores K. Foster
Dolores K. Foster

State of FLORIDA)
County of Highlands)

On this 19 day of December, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Bob A. Foster and Dolores K. Foster, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 01/10/2012

VALERIE J. CERVANTES
Notary Public, State of Florida
Commission# DD749347
My comm. expires Jan. 16, 2012

State of TN)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 81,675.00.

Affiant

Sworn and subscribed before me on this the 5th day of ~~December, 2008~~ January, 2009.

Notary Public

My Commission Expires: 1/24/09

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Christopher A. Seguin	Franklin American Mortgage Co.	75-11-155
906 Rachels Place	501 Corporate Centre Drive Ste 400	
Hermitage, TN 37076	Franklin, TN 37067	