THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 02/25/09 08:11 2 pgs
Fees:13.00 Taxes:654.90
20090225-0016370

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***177,000.00.

Affiant

Subscribed and sworn to before me this 20 day of February, 2009.

Notary Public

My Commission Expires: 9/30/09

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Paul Benton Foster 233 Chapel Avenue Nashville, TN 37206	Paul Benton Foster 9063 Fallswood Lane Brentwood, TN 37027	MAP 083-06-0 PARCEL 099.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Seven Thousand and 00/100 Dollars ($***177,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Robert Graham, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Paul Benton Foster, married, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the First, formerly the Eleventh, Civil District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Chapel Avenue, 10.0 feet southwardly from the northerly margin of the Hunter Tract, a subdivision of which is of record in Book 332, page 86, in the Register's Office for Davidson County, Tennessee; thence southwardly with the westerly margin of Chapel Avenue, a distance of 123.0 feet to the northeast corner of Lot No. 1 in said subdivision; thence westwardly with the northerly margin of said Lot No. 1, 165.00 feet to an alley; thence northerly in a line parallel to Chapel Avenue, a distance of 123.0 feet to a point; thence eastwardly 165.0 feet to the point of beginning.

Being the same property devised to Georgia R. Poole by the Last Will and Testament of Leon McClain of record in Will Volume No. 5070-1021177, Probate Office for Davidson County, Tennessee, and further conveyed to Georgia R. Poole, a single person, by Quitclaim Deed dated April 29, 2004, of record as Instrument No. 20040505-0051688 in the Register's Office for Davidson County, Tennessee, and being further conveyed to Georgia R. Poole and Robert Graham, wife and husband, by Quitclaim Deed dated September 26, 2005, from Georgia R. Poole of record as Instrument No. 20051004-0119058 in the Register's Office for Davidson County, Tennessee; the said Georgia R. Poole (aka Georgia Marie Poole) having since died on June 6, 2008, a resident of Davidson County, Tennessee.

This is improved property known as 233 Chapel Avenue, Nashville, Tennessee 37206.

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 20 day of February, 2009.

Robert Graham

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 Robert Graham, the 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 and official seal this 20 day of February, 2009.

Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY