Box 8

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Marshall E. Foster, IV
2010 Riverside Drive
Nashville, TN 37216

MORTGAGEE

SEND TAX BILLS
SUntrust Mortgage, Inc.
1001 Semmes Avenue
Richmond, VA 23224

MAP-PARCEL:
72-11-0-146.00

BILL GARRETT, Davidson County
Trans:T20090018820 DEEDWARR
Recvd: 03/20/09 15:37 3 pgs
Fees:18.00 Taxes:628.63
20090320-0025423

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Daryl Spicer and wife, Dina Spicer and R. Brian Oldham and wife, Jennifer Oldham,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Marshall E. Foster, IV,** _____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. 172 on the Map Showing Subdivision Of The Waters Place on Maxey Lane, as of record in Plat Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daryl Spicer and wife, Dina Spicer, an undivided 1/2 interest and R. Brian Oldham and wife, Jennifer Oldham, a 1/2 undivided interest by deed from Phillip Lee Jones, unmarried by deed of record in Instrument Number 20070914-0110158, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, easements, covenants conditions, if any, and all matters and notes as shown on the plan of record in Plat Book 332, Page 136, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **2010 Riverside Drive Nashville, TN 37216.**

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 our hands this 20th day of March, 2009.

Daryl Spicer

Dina Spicer

By Daryl Spicer ATTy in Fact
R. Brian Oldham
By: Daryl Spicer, Attorney-in-Fact

By Daryl Spicer ATTy in Fact
Jennifer Oldham
By: Daryl Spicer, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Daryl Spicer and wife, Dina Spicer, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of March, 2009.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Daryl Spicer and who acknowledged that he is the Power of Attorney for R. Brian Oldham and that he is authorized to execute the foregoing instrument on behalf of and as the same free act and deed of R. Brian Oldham, for the purposes therein contained.

Witness my hand and official seal this 20th day of March, 2009.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Daryl Spicer and who acknowledged that he is the Power of Attorney for Jennifer Oldham and that he is authorized to execute the foregoing instrument on behalf of and as the same free act and deed of Jennifer Oldham, for the purposes therein contained.

Witness my hand and official seal this 20th day of March, 2009.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is **$169,900.00.**

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: _____

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009