This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/PARCEL: 163-11-B-75.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:

Roxana Davila
106 Beech Forge Drive
Antioch, TN 37013

SEND TAX BILLS TO:

University Bank
30500 Northwestern Hwy Ste 201
Farmington Hills, MI 48334
Loan No. 000005221

BILL GARRETT, Davidson County
Trans:T20090025463 DEEDWARR
Recvd: 04/17/09 10:40 2 pgs
Fees:13.00 Taxes:290.17
20090417-0035003

WARRANTY DEED

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, the undersigned, **LISA ANNETTE FOSTER AND RONALD WAYNE FOSTER, WIFE AND HUSBAND**, "Grantors" have this day bargained and sold and do hereby transfer and convey unto **ROXANA DAVILA, MARRIED**, "Grantee", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Lot No. 75, 2nd Revision, Section Four, Bell Forge Village, according to plat and survey of same appearing of record in Plat Book 6250, page 201, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Lisa Annette Foster and Ronald Wayne Foster, Husband and Wife by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States dated January 30, 2004, appearing of record in Instrument Number 20040206-0014922, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO The Plan of record in Plat Book 6250, page 201; Declaration of Covenants, Restrictions and Conditions of record in Book 6040, page 538, Book 6350, page 858, Book 6651,page 207 and in Instrument Number 20061229-0160925; By-Laws of record in Book 6040, page 576 and Book 6306, page 644 all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as: 106 Beech Forge Drive Antioch, TN 37013

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2009 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor to the Grantees with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 15th day of April, 2009.

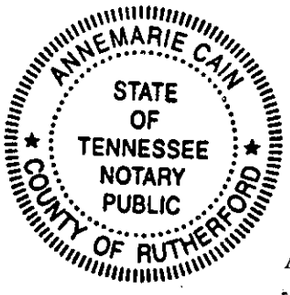
Lisa Annette Foster
LISA ANNETTE FOSTER

Ronald Wayne Foster
RONALD WAYNE FOSTER

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Lisa Annette Foster and Ronald Wayne Foster**, the within named bargainor, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 15TH day of April, 2009.



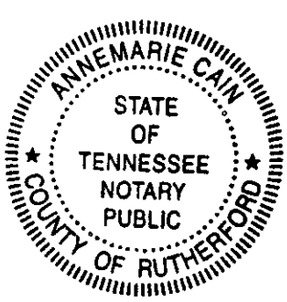
Annemarie Cain
NOTARY PUBLIC
My Commission Expires: 3.21.2010

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $78,425.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Roxana Dávila
AFFIANT

Sworn to and subscribed before me this 15th day of April, 2009.



Annemarie Cain
NOTARY PUBLIC
My Commission Expires: 3.21.2010