WARRANTY DEED

G-VRE-09-1119

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF April, 2009.

Notary Public

MY COMMISSION EXPIRES: 3-7-2011
(AFFIX SEAL)

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shaun Foerster	Franklin American Mortgage Company	
1119 Clifton Lane (ADDRESS)	501 Corporate Centre Drive, Suite 400 (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	118-9-247.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROSE ARACKAL DEVASIA, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHAUN FOERSTER, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 6-A, GRANCLIFT SUBDIVISION, ZONE LOT DIVISION OF LOTS 1 AND 6, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6200, PAGE 83, AMENDED IN PLAT BOOK 6250, PAGE 269, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ROSE ARACKAL DEVASIA, AN UNMARRIED WOMAN BY WARRANTY DEED FROM JASON B. HUTSON, AN UNMARRIED MAN, RECORDED ON THE 31ST DAY OF AUGUST, 2004 IN INSTRUMENT NO. 20040831-0105273, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 6200, PAGE 83; BOOK 6250, PAGE 269; AND BOOK 3957, PAGE 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1119 Clifton Lane, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090028420 DEEDWARR
Recvd: 04/30/09 11:54 2 pgs
Fees:13.00 Taxes:821.40
20090430-0039336

Witness my/our hand(s) this 24th day of April, 2009.

Rose Arackal Devasia

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rose Arackal Devasia, the within named bargainor, 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 the 24th day of April, 2009.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 3, 2012

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903