WARRANTY DEED	State of Tennessee County of Davidson
Return to: File Box 9-B First Title and Escrow Co. ftec file #28870	The actual consideration or value, whichever is greater, for this transfer is **$298,000.00** Affiant Subscribed and sworn to before me, this the 13th day of August, 2009. Notary Public My commission expires: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William W. Fox **Kristen Mazzanti**	**Regions Bank d/b/a Regions Mortgage**	**Map 118-10 Parcel 151.00**
849 Crestridge Drive	**2050 Parkway Office C ircle**	
Nashville, TN 37204	**Birmingham, AL 35244**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William R. Buster, IV, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William W. Fox and Kristen Mazzanti, husband and wife

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:

LAND in Davidson County, Tennessee, being Lot No. 41, on the Plan of Pleasant Valley Subdivision, of record in Book 1424, Page 63, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to William R. Buster, IV, unmarried, by Warranty Deed dated May 18, 2007 from Larry B. Bass, married, of record in Instrument No. 20070521-0060406, Register's Office for Davidson County, Tennessee.

Mary Buster, spouse of the above named William R. Buster, IV, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (X) Unimproved (____) property, known as **849 Crestridge Drive, Nashville, TN 37204**

BILL GARRETT, Davidson County
Trans: T20090055755 DEEDWARR
Recvd: 08/14/09 14:28 2 pgs
Fees: 13.00 Taxes: 1102.60
20090814-0076696

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 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 my/our hand(s) this **13th** day of **August, 2009.**

William R. Buster, IV

Mary Buster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William R. Buster, IV and Mary Buster,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **August, 2009.**

Notary Public

My Commission Expires: 3/7/2011

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.