THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 212,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF NOVEMBER, 2009. Notary Public MY COMMISSION EXPIRES: 1-9-12 (AFFIX SEAL)

JAMES M. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Armistead L. Wilson	SunTrust Mortgage, Inc.	MAP 105-13
918 Lawrence Avenue	401 Commerce Street; Suite 6100	PARCEL 296
Nashville, TN 37204	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John Randolph Foster, III joined by his spouse, Rory Payne Foster**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARMISTEAD L. WILSON, for her sole and separate estate**

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 the west 45 feet of the east 100 feet of Lot number 86 on the Plan of Waverly Companies Plan of Lots called Waverly Place, of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

Said portion of Lot 86 fronts 45 feet on the north side of Lawrence Avenue and runs back between lines, 167 feet. more or less, on the west line and 168 feet, more or less, on the east line, to an alley in the rear on which it measures 45 feet.

Being the same property conveyed to John Randolph Foster, III by deed dated April 1, 2004 and recorded as instrument 20040408-0040449, said Register's Office. Rory Payne Foster, spouse of John Randolph Foster, III, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **918 Lawrence Avenue, Nashville, TN 37204.**

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 the 18th day of November, 2009.

John Randolph Foster, III.

Rory Payne Foster

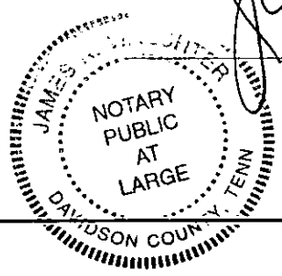
BILL GARRETT, Davidson County
Trans:T20090079387 DEEDWARR
Recvd: 11/23/09 10:34 2 pgs
Fees:13.00 Taxes:786.25
20091123-0107325

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 **John Randolph Foster III and Rory Payne Foster,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of November, 2009.

My Commission expires 1-9-12



Notary Public