THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***75,000.00.

Affiant

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

Notary Public

My Commission Expires: 8.20.13

BILL GARRETT, Davidson County
Trans:T20090080310 DEEDWARR
Recvd: 11/25/09 15:26 2 pgs
Fees:13.00 Taxes:277.50
20091125-0108703

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Anthony Tavakoli 231 Chapel Avenue Nashville, Tennessee 37206	Anthony Tavakoli 1101 Riverside Drive Old Hickory, TN 37138	Part of MAP 083-06-0 PARCEL 099.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seventy Five Thousand and 00/100 Dollars ($***75,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Paul Benton Foster, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Anthony Tavakoli (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2 on the Plan of Roy F. Williams Subdivision of The Hunter Tract of record in Book 547, page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

part of

BEING the same property conveyed to Paul Benton Foster, married, by Warranty Deed dated February 20, 2009, from Robert Graham, unmarried, of record as Instrument No. 20090225-0016370 in the Register's Office for Davidson County, Tennessee, and being the same property conveyed to Paul Benton Foster, married, by Quitclaim Deed dated June 3, 2009, from Paul Benton Foster, married, of record as Instrument No. 20090603-0051360 in said Register's Office.

Phoebe E. Foster, spouse of Paul Benton Foster, joins in this conveyance to convey any interest she may have in the subject property, particularly any marital interest.

This is unimproved property known as 231 Chapel Avenue, Nashville, Tennessee 37206.

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2010 and all future years.

2. Matters, if any, shown on the Plan of Roy F. Williams Subdivision of The Hunter Tract of record in Book 547, page 13, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF we have hereunto set our hands on this the 20th day of November, 2009.

Paul Benton Foster

Phoebe E. Foster

By: Paul Benton Foster
Attorney in Fact

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 Paul Benton Foster, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Paul Benton Foster, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Phoebe E. Foster and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Phoebe E. Foster.

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

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY