Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

New Owners Address:
Nia M. Foderingham
2725 Jones Avenue
Nashville, TN 37207
Send Tax Bills to:
REGIONS BANK
2050 PARKWAY OFFICE CIRCLE
BIRMINGHAM, AL 35244
Map/Parcel 06016026900

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 17th day of December, 2009 between

Morningstar Investment Group, LLC and
Benjamin L. Waller
Party of the first part and

Nia M. Foderingham
Party of the second part:

WITNESSETH: That for and in consideration of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party in fee simple, the following described real estate situated in Sumner County, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1, Re-sub of Part of Lots 3 & 4, Section 1, on the Plan of Joywood Heights, Section 3 Revised of record in Book 6050, Page 3 and Plat Book 6050, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Morningstar Investment Group, LLC and Benjamin L. Waller by Special Warranty Deed dated May 1, 2008 and being of record in Instrument Number 20080529-0054611, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in free simple forever.

This said party of the first part does hereby covenant with the said party of the second part that as to the title and quiet possession to said real estate it will warrant and forever defend against the lawful claims of all persons claiming the same by, through, or under a written instrument executed by said party of the first part or as the result of an affirmative act of the party of the first part, but not further of otherwise.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

BILL GARRETT, Davidson County
Trans:T20090085685 DEEDWARRSP
Recvd: 12/21/09 11:40 2 pgs
Fees:13.00 Taxes:555.00
20091221-0115851

Morningstar Investment Group, LLC

BY: _____

TITLE: Chief Manager

_____
Benjamin L. Waller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Robert E. Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Morningstar Investment Group, LLC, the within name bargainor, an LLC, and that he, as such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the LLC by himself as Member.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 17th day of December, 2009.

Karen B. Heavener
Notary Public

My Commission Expires: 11/7/11

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Benjamin L. Waller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2009.

Karen B. Heavener
Notary Public

My Commission Expires: 11/7/11

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$150,000.00.** which amount is equal to or greater than that which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 17th day of December, 2009.

Karen B. Heavener
NOTARY PUBLIC

My Commission Expires: 11/7/11

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY