Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #09-1304

BOX 50-B
PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

BILL GARRETT, Davidson County
Trans:T20090086681 DEEDWARR
Recvd: 12/28/09 13:40 2 pgs
Fees:13.00 Taxes:1332.00
20091228-0117313

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Renald C. Eichler and wife, Priscilla Jeanne Eichler**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Randolph Foster, III and wife, Rory P. Foster**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 3 on the Map showing Cloud W. Eckhart's Subdivision of Lots Nos. 94, 95 and parts of Lots 126 and 127 in Victoria Place as of record in Book 547, Page 16, Register's Office for said County.

Said Lot No. 3 fronts 52 feet on the easterly side of Belmont Boulevard and runs back 159 feet on the northerly line to an alley and 160.4 feet on the southerly line, to a dead line, measuring a total of 52.9 feet on said alley and dead line.

Being the same property conveyed to Renald C. Eichler and wife, Priscilla Jeanne Eichler by Warranty Deed from Dr. Charles R. Porter and wife, Eugenia H. Porter dated 10-30-86 of record in Book 7026, Page 670, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2812 Belmont Boulevard, Nashville TN, 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 16th day of December, 2009.

Renald C. Eichler

Priscilla Jeanne Eichler

State of Tennessee)
County of Davidson)

On this 16th day of December, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ronald C. Eichler and Priscilla Jeanne Eichler, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KENNETH W. BALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 360,000.00.

X Priscilla Jeanne Eichler

Affiant

Sworn and subscribed before me on this the 16th day of December, 2009.

KENNETH W. BALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:
John Randolph Foster, III
2812 Belmont Boulevard
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
Flagstar Bank, FSB
5151 Corporate Drive
Troy, MI 48098

TAX MAP-PARCEL #:
117-4-291