THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2468

BILL GARRETT, Davidson County
Trans: T20100000081 DEEDWARR
Recvd: 01/04/10 09:26 2 pgs
Fees: 13.00 Taxes: 836.20
20100104-0000102

Property Address: 301 Demonbruen #804, Nashville, TN 37201

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **James Esposito**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Allan Foutch and wife, Debby Foutch,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson county, Tennessee, being Unit No. 804 of the Horizontal Property Regime of Encore, a Residential Condominium, pursuant to the Master Deed of Encore, a Residential Condominium of record in Instrument #20080225-0018429, and Master Deed for Encore, a Master Condominium of record in Instrument #20080225-0018425, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to James Esposito by Warranty Deed from Encore Phase I Development Company, LLC, dated March 28, 2008 and filed or record April 2, 2008 in Instrument #20080402-0033190, Register's Office for Davidson county, Tennessee.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 15th day of December, 2009.

James Esposito {Seal}

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15 th day of December, 2009, before me the undersigned officer, personally appeared James Esposito, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he executed same as his free act and deed.

ROBBIN YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

Grantor's Name, Address, Phone:
James Esposito

Grantees' Name, Address, Phone:
Allan Foutch and Debby Foutch
~~301 Demonbreun Street Unit 804~~
~~Nashville, TN 37201~~

Send tax bills to:
1927 Cherokee Drive
Lebanon, TN 37087
parcel # 93-6-A-78.00 CO

SEND TAX STATEMENTS TO THE GRANTEE.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $226,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

ADDRESS OF NEW OWNERS:
ALLAN & DEBBY FOUTCH
301 DEMONBREEN
#804
NASHVILLE, TN 37201

Notary Public

My Comm. Expires: 3/22/11

LAURA W. DUKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY