THIS INSTRUMENT PREPARED BY:

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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 $***180,000.00.

Clifford W Foster
Affiant

BILL GARRETT, Davidson County
Trans:T20100024566 DEEDWARR
Recvd: 04/26/10 10:30 2 pgs
Fees:13.00 Taxes:666.00
20100426-0031175

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 16th day of April, 2010.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Laura E. Sullivan 3825 Sentinel Drive Nashville, Tennessee 37209	PRIMARY RESIDENTIAL MORTGAGE 4750 West Wiley Post Suite 200 Salt Lake City, UT	MAP 103-04-0 PARCEL 313.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Thousand and 00/100 Dollars ($***180,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Susan A. Henderson, unmarried, and Clifford W. Foster, unmarried, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Laura E. Sullivan (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 16 as shown on the Plan of Second Revised Valley View Subdivision, Section One, of record in Book 2331, page 113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Susan A. Henderson, unmarried, and Clifford W. Foster, unmarried, as tenants in common with rights of survivorship, by Quitclaim Deed dated August 4, 2006, from Mitchell A. Watts, Trustee, of record as Instrument No. 20060807-0096625 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3825 Sentinel Drive, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Second Revised Valley View Subdivision, Section One, of record in Book 2331, page 113, in the 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.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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, the GRANTORS have executed this instrument on this the 16th day of April, 2010.

Susan A Henderson
Susan A. Henderson

Clifford W Foster
Clifford W. Foster

By: Clifford W Foster
Clifford W. 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 Clifford W. 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 16th day of April, 2010.

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, Clifford W. 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 Susan A. Henderson and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Susan A. Henderson.

WITNESS my hand and official seal this 16th day of April, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY