WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-KW-10-816

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,500.00

Patrick Foster
Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Maurice Foster	Guaranty Trust Company	
816 OAKWOOD TERRACE DR. (ADDRESS)	(NAME) 316 Robert Rose Drive (ADDRESS)	
ANTIOCH, TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	14808005900

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KAREN D. VAUGHN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PATRICK MAURICE FOSTER,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* MARRIED

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 41 ON THE PLAN OF OAKWOOD TERRACE, SECTION ONE, OF RECORD IN PLAT BOOK 4460, PAGES 54 AND 55, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO KAREN VAUGHN BURTIS BY DEED FROM O. WILSON SHIREY AND SUSAN SHIREY, MARRIED OF RECORD IN BOOK 10089, PAGE 597 ON 06/04/1996 AND FILED FOR RECORD ON 06/18/1996, REGISTER'S OFFICE FOR DAVIDSON COUNTY. KAREN VAUGHN BURTIS IS UNMARRIED AND IS NOW KNOWN AS KAREN D. VAUGHN.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS OR RECORD INCLUDING THOSE LISTED IN PLAT BOOK 4460, PAGES 54 AND 55; BOOK 4843, PAGE 749 AND BOOK 4559, PAGE 72, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 816 Oakwood Terrace Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

BILL GARRETT, Davidson County
Trans:T20100041031 DEEDWARR
Recvd: 07/06/10 08:15 2 pgs
Fees:13.00 Taxes:401.45
20100706-0052439

Witness my/our hand(s) this 30th day of June, 2010.

Karen D. Vaughn

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen D. Vaughn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of June, 2010.

Notary Public

My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title And Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903