Prepared by and return to:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100042770 DEEDWARR
Recvd: 07/13/10 08:41 2 pgs
Fees:13.00 Taxes:266.40
20100713-0054786

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $72,000.00

Affiant

Subscribed and sworn to before me, this 9 day of July, 2010.

Notary Public
My commission expires: May 31, 20

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

02-1006-47008

Address of New Owner:	Send Tax Bills to:	Tax Information
Jack Foster	Jack Foster	148-13-0-156.00
313 Fairlane Drive	193 Journey Lane	
Nashville TN 37211	Ashland City, TN 37015	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jona Marie Crow and Rebecca Kay Cummings, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jack Foster, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 262, on the Plan of Fairlane Park, Section III, of record in Book 2331, Pages 145 and 146, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William J. Faimon, Trustee by Quitclaim Deed from Frank J. Fann, and further conveyed to Frank J. Fann and wife, Mary Elizabeth Fann by Quitclaim Deed from William J. Faimon, Trustee, dated June 2, 1969, recorded June 4, 1969, of record in Book 4339, Page 224, Register's Office for Davidson County, Tennessee. Further conveyed to Jona Marie Crow and Rebecca Kay Cummings by Quit Claim Deed from Frank J. Fann and wife, Mary Elizabeth Fann, dated February 27, 2009, recorded July 13, 2010, of record in Instrument No. 20100713-0054785, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 313 Fairlane Drive, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 9th day of July, 2010.

Jona Marie Crow
Jona Marie Crow

Rebecca Kay Cummings
Rebecca Kay Cummings

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jona Marie Crow and Rebecca Kay Cummings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 9th day of July, 2010.

State of Tennessee at Large

My Commission expires

1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON