This instrument prepared by: David M. Ross, Esquire
Attorney for CARTUS FINANCIAL CORPORATION
625 Highland Colony Parkway, Suite 104
Ridgeland, Mississippi 39157
601-853-7380 Cartus File # 2067244

**WARRANTY DEED AND IRREVOCABLE DURABLE POWER OF ATTORNEY**

**THIS INDENTURE** is made this the 7 day of Sept, 20 10 by James A. Foster and wife, Margarita Foster, First Parties, for the purpose of conveying the premises described herein to James Burns, an unmarried man

_____, Second Parties, and to appoint Cartus Financial Corporation, a Delaware Corporation ("Agent") and/or Mid South Relocation Services ("Agent") and/or its authorized and designated agents or representatives as our attorney in fact.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

**I. WARRANTY DEED**

**WITNESSETH:**

That said First Parties, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 247 on the plan of Asheford Crossing, Section Two, First Revision, of record in Plat Book 9700, Page 171, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James A. Foster and wife, Margarita Foster by deed from Clifford R. Hunt, Jr. married, dated February 27, 2004 and recorded in Instrument No. 20040317-0030303, Register's Office for Davidson County, Tennessee.

Margarita Foster, wife of James A. Foster is joining in this conveyance to convey any interest in this property that she may have as a result of her marriage to James A. Foster.

**THIS** conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

BILL GARRETT, Davidson County
Trans:T20100060023 DEEDWARR
Recvd: 09/23/10 14:01 3 pgs
Fees:18.00 Taxes:580.53
20100923-0075813

THE NAME AND ADDRESS OF A PROPERTY OWNER:

James Burns
ADDRESS: 309 Clark Hill Crossing
Antioch, TN 37013

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
WR Starkey Mortgage LLP
ADDRESS: 5055 W Park Blvd, Ste 300
Plano, Texas 75093

PARCEL ID NO.
Map 164-13-O Parcel 73.00

Revised 04/29/08

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2010, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

## II. IRREVOCABLE DURABLE POWER OF ATTORNEY

**KNOW ALL MEN BY THESE PRESENTS:**

1. **Power of Attorney**: First Parties do hereby make, constitute, and appoint Cartus Financial Corporation, a Delaware Corporation ("Agent") and/or Mid South Relocation Services ("Agent") and/or its authorized and designated agents or representatives, as our true and lawful Attorney-In-Fact, for us and in our name, place, and stead and on behalf of us for our use and benefit to do each of the following things:

(a) **General Powers.** Generally to do, sign, or perform in our name, place, and stead any act, deed, matter, or thing whatsoever, that ought to be done, signed, or performed, or that, in the opinion of the Attorney-In-Fact ought to be done, signed, or performed in and about the premises, of or relating in any way to the premises described herein, to all intents and purposes whatsoever, as fully and effectually as we could do if personally present and acting. The enumeration of specific powers hereunder shall not in any way limit the general powers conferred herein.

(b) **Monies.** To receive from or disburse to any source whatever monies derived from the sale of the premises described herein.

(c) **Real and Personal Property.** To buy, lease, sell, alter, maintain, pledge, or in any way deal with real and personal property described herein and sign each instrument necessary or advisable to complete any such real or personal property transaction, including but not limited to, deeds, closing statements, owners' affidavits and bills of sale.

(d) **Litigation.** To sue, defend, or compromise suits and legal actions and to employ counsel in connection with our ownership of the premises described herein.

(e) **Agents.** To contract for or employ agents, accountants, advisors, attorneys, and others for services in connection with the performance by said Attorney-In-Fact of any powers herein, and to appoint a substitute or substitutes to perform any of the acts that our Attorney-In-Fact is by this instrument authorized to perform, with the right to revoke such appointment of a substitute or substitutes at the pleasure of our Attorney-In-Fact, and any such authorization to a substitute shall not terminate with the death or disability of our Attorney-In-Fact.

2. **Ratification.** We hereby ratify and confirm each act done or caused to be done by our Attorney-In-Fact in and about the premises described herein by virtue of this power of attorney.

3. **Inducement.** For the purpose of inducing any party to act in accordance with the powers granted in this power of attorney, we hereby warrant that if this power of attorney is terminated for any reason whatsoever, we and our successors will save such party harmless from any loss suffered or liability incurred by such party in acting in accordance with this power of attorney prior to the receipt by such party of actual notice of any such termination. Any party may rely upon an affidavit executed by our Attorney-In-Fact stating that he does not have actual knowledge of the termination of the power by revocation or by our death. All multiple counterpart originals shall have equal force and effect, and any party may rely upon a photocopy of this power without production of the original.

4. **Durability.** This power of attorney shall not be affected by any disability, incompetence, or capacity which either of us may suffer at any future time or times, whether or not the same shall be adjudicated by any court, it being our intent that the authorization and powers granted herein shall remain exercisable notwithstanding any such subsequent occurrence, and that this power of attorney shall be construed to satisfy the Tennessee Uniform Durable Power of Attorney Act, Tenn. Code Ann. Section 34-6-101 et seq.

5. **Irrevocable.** For a good and valuable consideration from CARTUS FINANCIAL CORPORATION, a Delaware Corporation, the receipt of which is hereby acknowledged, we agree that our Attorney-In-Fact is hereby irrevocably vested with the powers set forth herein, and we do further forever renounce all right to revoke any of the powers of said Attorney-In-Fact, or to appoint any person or entity other than said Attorney-In-Fact, to execute the same, and forever renounce all rights on our part personally to do any of the acts which our attorney is hereby authorized to perform.

**IN WITNESS WHEREOF**, the said First Parties have hereunder set their hand and seal the day and year first above written.

**James A. Foster**

**Margarita Foster**

**STATE OF** Tennessee

**COUNTY OF** Williamson

**PERSONALLY APPEARED BEFORE ME**, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **James A. Foster**, 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 SEAL AT OFFICE**, in Davidson County, this the 7 day of Sept, 2010

NOTARY PUBLIC

My Commission Expires:
12/6/10

**STATE OF** Tennessee

**COUNTY OF** Williamson

**PERSONALLY APPEARED BEFORE ME,** the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Margarita Foster**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS MY HAND AND SEAL AT OFFICE**, in Davidson County, this the 7 day of Sept, 2010

NOTARY PUBLIC

My Commission Expires:
12/6/10

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is:
$ 156,900.00

Affiant:

Subscribed and sworn to before me this 20 day of Sept 20 10

NOTARY PUBLIC

My Commission Expires:
5-2-11

SELINA KNIGHT
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
May 2, 2011