THIS INSTRUMENT PREPARED BY:

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 $***344,900.00.

Clifford Foster
Affiant

Subscribed and sworn to before me this 14th day of July, 2011.

Mitchell A Watts
Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20110042848 DEEDWARR
Recvd: 07/15/11 16:08 2 pgs
Fees:13.00 Taxes:1276.13
20110715-0054422

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
William Lightfoot 4028 Westlawn Drive Nashville, Tennessee 37209	Fidelity Bank Mortgage 3 Corporate Square, Ste. 700 Atlanta, GA 30329	MAP 103-08-0 PARCEL 114.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Foryt Four Thousand Nine Hundred and 00/100 Dollars ($***344,900.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Clifford Foster, unmarried, and Susan Henderson, unmarried, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto William Lightfoot, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEGININNG at a point in the northerly margin of West Lawn Drive, which point is 55.0 feet southwesterly from the common corner of Lots Nos. 352 and 353 in Richland Realty Company's West Lawn Subdivision, a plan of which is of record in Book 421, page 32, in the Register's office for Davidson County, Tennessee, as measured along the northerly margin of West Lawn Drive; and running thence westwardly with the northerly margin of West Lawn Drive 86.5 feet to a point in the northerly margin of West Lawn Drive 100.0 feet eastwardly from the common corner of Lots Nos. 351 and 352 of said Plan; thence northwardly 225.0 feet, more or less, to a point; thence at right angles eastwardly 86.5 feet, more or less, to a point; thence at right angles southwardly 208.0 feet, more or less, to the beginning point.

BEING the same property conveyed to Clifford Foster, a single person, and Susan Henderson, a single person, as tenants in common with rights of survivorship, by Warranty Deed dated July 21, 2006, from David Miller and Terry Miller of record as Instrument No. 20060807-0096583 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4028 Westlawn 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, his heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES 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 Richland Realty Company's West Lawn Subdivision of record in Book 421, page 32, 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, his 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 14th day of July, 2011.

Clifford Foster

Susan Henderson

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 Foster and Susan Henderson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of July, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY