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Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $159,000.00

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 02-11-2013

Affiant

Subscribed and sworn to before me, this 3rd day of October, 2011.

Notary Public
My commission expires: 02/11/13

BILL GARRETT, Davidson County
Trans:T20110064319 DEEDWARR
Recvd: 10/14/11 10:56 2 pgs
Fees:13.00 Taxes:588.30
20111014-0080049

03-1108-37259

Address of New Owner:	Send Tax Bills to:	Tax Information
Lauren E. Swift	Regions Bank DBA Regions Mortg	091-12-0 063.00
708 45th Ave.	2050 Parkway Office Circle RCN 6	
Nashville TN 37209	Birmingham, AL 35244	

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, Mark Hayes and wife, Dawn Hayes, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lauren E. Swift, 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 Nos. 85 and 87 of Block 60, on the Plan of No. 1 West Nashville, of record in Book 57, Pages 75 and 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen A. Foster and wife, Cecilia D. Foster, by deed from Charles S. Newton and wife, Vickie Ann Newton, dated December 31, 1986, recorded January 9, 1987 in Book 7103, Page 85, Register's Office for Davidson County, Tennessee.

Stephen Ambrose Foster and Cecilia Diane Foster were divorced by Final Decree of the Eighth Circuit Court for Davidson County, Tennessee, Docket No. 03D-2604. Cecilia Diane Foster conveyed her interest in subject property to Stephen A. Foster by Quitclaim Deed dated March 4, 2004, recorded March 5, 2004 in Instrument No. 20040305-0025728, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Mark Hayes and wife, Dawn Hayes by deed from Stephen A. Foster, dated July 11, 2011, recorded July 14, 2011 in Instrument No. 20110714-0054005, 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 708 45th Ave., Nashville, TN 37209

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 3rd day of October, 2011.

Mark Hayes

Dawn Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark Hayes and Dawn Hayes, 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 Nashville, TN, this 3rd day of October, 2011.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013