(Notary Stamp)	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Davidson The actual consideration or value, whichever is greater, for this transfer is $164,000.00 Affiant Subscribed and sworn to before me, this 23rd day of August, 2012. Notary Public My commission expires: 9/29/14

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dustin Ray Payne	**New Owner**	**Map\Parcel: 128-14-0-070.00**
8025 Esterbrook Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

James A Foust, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dustin Ray Payne

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 86 on the Plan of Harpeth Park, Section 2, of record in Book 3700, Page 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to James A. Foust, unmarried by Warranty Deed from C. Ronald Newlon and wife, Cynthia A. Newlon, of record in Instrument No. 20061201-0148399, dated November 30, 2006, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 3700, Page 58, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3990, Page 68, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

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 is improved property known as 8025 Esterbrook Drive, Nashville, TN 37221.

BILL GARRETT, Davidson County
Trans:T20120063875 DEEDWARR
Recvd: 08/27/12 11:20 2 pgs
Fees:13.00 Taxes:606.80
20120827-0076862

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 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 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/our hand(s) this 23rd day of August, 2012.

James A. Foust by: J. Carlton Drumwright, Attorney-in-Fact
James A Foust
By: J. Carlton Drumwright, Attorney-in-Fact

*Jill Foust, spouse of James A. Foust, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Jill Foust by: J. Carlton Drumwright, Attorney-in-Fact
Jill Foust
By: J. Carlton Drumwright, Attorney-in-Fact

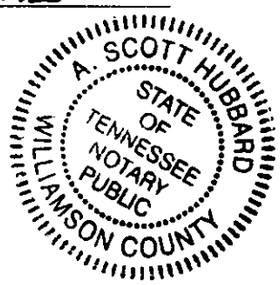
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **J. Carlton Drumwright,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of **James A. Foust and wife, Jill Foust** for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for **James A. Foust and wife, Jill Foust** and is authorized by **James A. Foust and wife, Jill Foust** to execute this instrument on his/her behalf.

Witness my hand, at office, this 23rd day of August, 2012.

A. Scott Hubbard
Notary Public

My Commission Expires: 2-19-13



File #: **120725RX**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027