THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120083421 DEEDWARR
Recvd: 11/01/12 14:02 2 pgs
Fees:13.00 Taxes:643.43
20121101-0100589

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jami M. Craig and Benjamin W. Crum 2131 Fernwood Drive Nashville, TN 37216	Mortgage Research Center, LLC 2101 Chapel Plaza Court, Suite 107 Columbia, MO 65203	072-12-0-140.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JAMES FOSTER AND MCLAUREN FOSTER, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JAMI M. CRAIG AND BENJAMIN W. CRUM, wife and husband**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 184 on the Map of Dalewood, Section 3, as of record in Book 1835, page 20, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to James David Foster and McLauren P. Foster, husband and wife by Warranty Deed from Kenneth R. Franzetta and Rachel Agerton Franzetta, husband and wife for a Purchase Price of $ 105,000.00 Deed of record in Book 11336, page 756, dated February 4, 1999, recorded on February 11, 1999, Register's Office for Davidson County, Tennessee.

This is improved property known as **2131 Fernwood Drive, Nashville, Tennessee 37216 .**

The address is not part of the legal description.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **29th** day of **October, 2012**:

James Foster

McLauren Foster

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES DAVID FOSTER AND MCLAUREN FOSTER, HUSBAND AND WIFE**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 29th day of October, 2012:

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 6-3-14

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $173,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2012:

Notary Public

My Commission Expires: 6.3.14

