WARRANTY DEED

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

R-FSBO-12-21

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF November, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC

2012 21st Avenue South

Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Glenn Foster	Same (NAME)	
21 Vaughn's Gap Road, C37 (ADDRESS)	(ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	129-15-0-A-0-37.00C0

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CHARLES ERNEST PIKER AND WIFE, LINDA GRACE PIKER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRIAN GLENN FOSTER, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 37, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE BELLE MEADE HIGHLANDS CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 7091, PAGE 302, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "A-2" TO THE AFOREMENTIONED MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO CHARLES ERNEST PIKER AND WIFE LINDA GRACE PIKER BY DEED FROM JOAN GORIN, UNMARRIED OF RECORD IN INSTRUMENT 200506270073367, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 23, 2005, RECORDED JUNE 27, 2005.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN BOOK 7091, PAGE 302, AMENDED IN INSTRUMENT 200804240042111; BOOK 7091, PAGE 302, AMENDED IN INSTRUMENT 200804240042111; BOOK 7091, PAGE 351, AMENDED IN INSTRUMENT 200710250126213; BOOK 7102, PAGE 223; BOOK 11000, PAGE 273; BOOK 4816, PAGE 427, CORRECTED IN BOOK 81, PAGE 710, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 21 Vaughn's Gap Road, C37, Nashville, Tennessee 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20120085034 DEEDWARR
Recvd: 11/07/12 08:26 2 pgs
Fees: 13.00 Taxes: 333.00

20121107-0102625

Witness my/our hand(s) this 1st day of November, 2012.

Charles Earnest Piker

Linda Grace Piker

STATE OF Tennessee
COUNTY OF Davidson

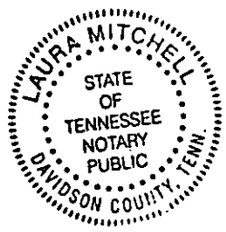
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Earnest Piker and Linda Grace Piker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of November, 2012.

Notary Public

My Commission Expires: 5/20/14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903