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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Michaels Group, Inc. (NAME)	Same (NAME)	Map-150-6
6 Century Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 137, 138, 139
Lathem, New York 12110 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	140, 141, 142, 143

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty-Two Thousand Five Hundred ($122,500.00) *Dollars,*

Debbie C. Foust and Husband, Michael L. Foust (by John C. Hess, Attorney-in-fact)

have ~~bargained and sold~~, *and does hereby transfer and convey unto the said* The Michaels Group, Inc. its *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lots Nos. 23, 24, 25, 26, 27, 28, 29 on the Plan of Woodymore Heights, Section 2, as of record in Book 5200, page 645, R.O.D.C., to which Plan reference is hereby made from a more complete and detailed description of said lots.

Being the same property conveyed to Debbie C. Foust by Deed from Land Investment and Development Corporation, of record in Book 6781, page 932, R.O.D.C., Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6354, page 872 as amended in Book 6356, page 329, R.O.D.C., Tennessee, and all other easements and building lines of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $122,500.00

Subscribed and sworn to before me, this the 13th day of February 19 86

Affiant: Debbie C. Foust

My commission expires: 5-13-89 (Affix Seal)

Notary Public: Linda N. Hyden

unimproved (X)
This is improved ( ) property, known as Woodymore Heights (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said The Michaels Group, Inc. its *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said The Michaels Group, Inc. *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 13th *day of* February, *19* 86 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Debbie C. Foust
Debbie C. Foust

Michael L. Foust by John C. Hess attorney-in-fact
Michael L. Foust, by John C. Hess.

CHECK 03/04/1335 00-

3771

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Linda N. Hughes *, a Notary Public in and for said County and State,* Debbie C. Foust

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Brentwood *this* 13th *day of* February *, 19* 86

Commission expires 5-13-89 Linda N. Hughes *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Linda N. Hughes *, a Notary Public of the State and County aforesaid, personally appeared* John C. Hess, Attorney-in-fact for Michael L. Foust *, with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* attorney-in-fact for Michael L. Foust *, the within named bargainor, and that* he *as such* attorney-in-fact *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of* Michael L. Foust *by* himself *as* attorney-in-fact

Witness my hand and seal, at office in Brentwood
this 13th *day of* February *, 19* 86

Commission expires 5-13-89 Linda N. Hughes *Notary Public*

WARRANTY DEED

FROM

Debbie C. Foust

TO

The Michaels Group, Inc.

This Instrument Prepared By:

John C. Hess, Attorney
Hess & Edwards, P.C.
Suite 200, 215 Centerview Drive
Brentwood, TN 37027

Mail

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN
MAR 4 10 29 AM '86

IDENTIFICATION REFERENCE

60093

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

122500.00- CONT.
318.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 325.00-
956 MA03/04/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 0 0 9 3 IDENTIFICATION REFERENCE

MAR 4 10 29 AM 86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 223972