ADDRESS NEW OWNERS:
Devin Henry Foster
541 Longview Drive
Pegram, TN 37143

SEND TAX STATEMENTS:
Elizabeth Ann Foster
541 Longview Drive
Pegram, Tenn. 37143

MAP PARCEL NOS.
112-00-0 087.01

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTORNEYS
Suite 500, 230 Fourth Avenue North
Nashville, TN 37219

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 (10.00) dollars, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **I, ELIZABETH ANN FOSTER, unmarried,** have bargained and sold, and by these presents do transfer and convey, reserving in myself a life estate for and during my natural life, unto my son, **DEVIN HENRY FOSTER,** the Grantee herein, his heirs and assigns, all my right, title and interest in and to a certain tract or parcel of land in the 9th Civil District of Davidson County, State of Tennessee, described as follows:

> BEGINNING in the center of Longview Drive 300 feet from the southeast corner of the Wallace Holt property, and running thence North 4° 03′ West 501 feet to an oak tree; thence North 86° East 100 feet to a small dogwood; thence South 4° 03′ West 501 feet to the center of Longview Drive (passing a power pole), said point being 1187 feet from the center of Old Charlotte Pike; thence South 86° West 100 feet to the beginning, and containing 1.14 acres, more or less.
>
> Being the same property conveyed to John E. Foster, unmarried, and Henry M. Foster, unmarried, as joint tenants with the right of survivorship, the whole property passing to the survivor, by deed from Donald E. Robinson, et ux, of record in Book 3642, Page 104, Register's Office for Davidson County Tennessee. The said John E. Foster having died in 1981, and the said Henry M. Foster dying intestate in 1991, survived by his wife, Elizabeth Ann Foster, and son, Devin Henry Foster.
>
> Grantee shall **not** have the right to sell, convey or encumber the above described remainder interest in said property during the lifetime of Grantor.
>
> Both parties, however, can sell, transfer or encumber said property during the lifetime of Grantor by their joint signatures.
>
> Taxes for 1994, and subsequent years, are to be paid by Grantee.

This is improved property known as 541 Longview Drive, Pegram, Davidson County, Tennessee 37143.

To have and to hold the said right, title and interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said right, title and interest in said land in fee simple, have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said right, title and interest in and to said land to the said GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 22nd day of March, 1994.

Elizabeth Ann Foster
Elizabeth Ann Foster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $25,000.00.

Sworn to and subscribed before me,
this 22nd day of March, 1994.

Eunice Miller
Notary Public

Commission expires 5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named **ELIZABETH ANN FOSTER**, unmarried, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of March, 1994.

Notary Public Eunice Miller

Commission expires 5-24-97

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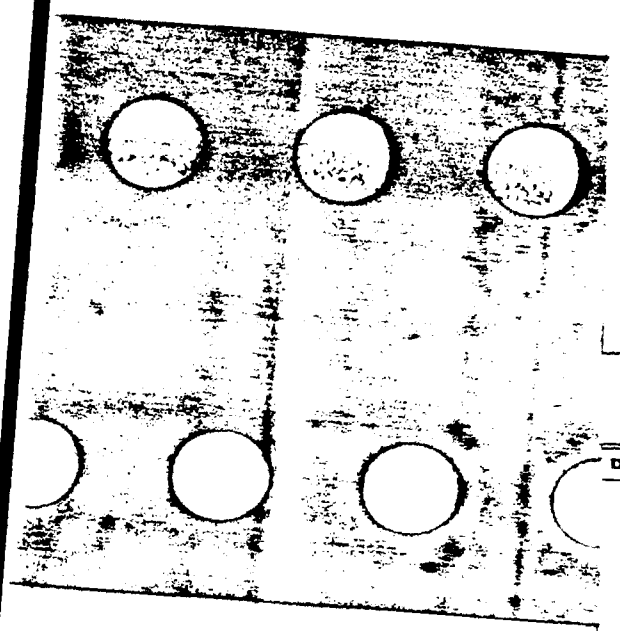
94 MAR 22 PM 2:32
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

#701 03/22 0101 03CHECK 101.50

PICK-UP

30442
IDENTIF. & REFERENCE

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9286 PAGE 283

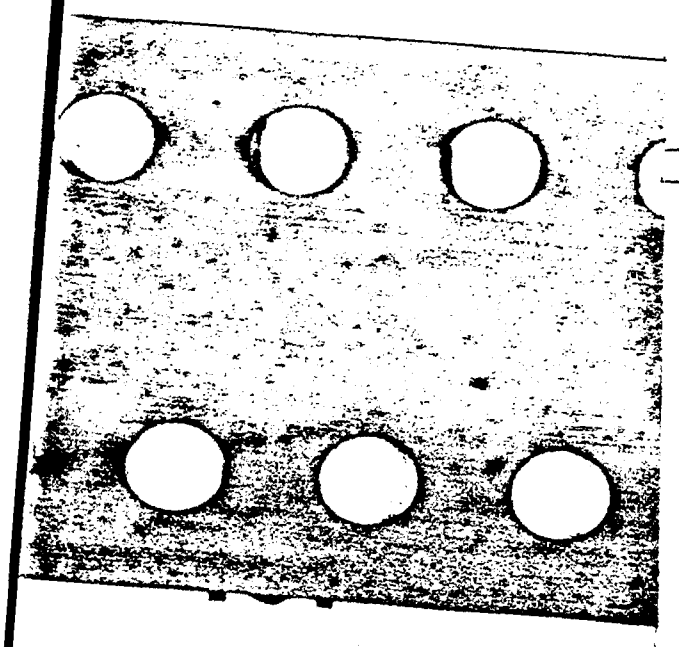
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 25000-00
CON TX 92-50
PRFEE 1-00
WDEED 8-00
TOTAL 101-50
CHECK 101-50

03/22/94 01 14:32 0001 4701

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



30442
IDENTIF. ↑ REFERENCE

94 MAR 22 PM 2:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 770029