This instrument was prepared upon information furnished by the parties by: A. Vester Parsley, Jr., Attorney, 111 West Main Street, Smithville, TN 37166

BOOK 9473 PAGE 244

98-05
142

Persons or agency responsible for payment of taxes:

Brent Foster
(name of person or agency)

3636 E Cedar Grove Pl
(address of above party)

Lebanon, TN. 37087

I, or we, hereby swear or affirm the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $5,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Brent Foster
Affiant

Sworn to and subscribed before me this the 23rd day of Sept, 1994.

B. Edwards Dep. Reg.
NOTARY PUBLIC OR REGISTER OF DEEDS
~~My comm. expires:~~

93549
IDENTIF. # REFERENCE

94 SEP 23 AM 10:16
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

JOHN RICHARD FOSTER, ET UX.

TO DEED-1/2 UNDIVIDED INTEREST

BRENT FOSTER

~~MORTGAGEE(S)~~:

FOR AND IN CONSIDERATION of the sum of FIVE THOUSAND DOLLARS ($5,000.00), cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, we, **JOHN RICHARD FOSTER** and his wife, **KRISTY FOSTER**, as natural guardians of John Brady Foster, and pursuant to an Order of the Chancery Court of DeKalb County, Tennessee, have this day bargained and sold, and do hereby transfer and convey, our son's one-half (1/2) undivided interest unto **BRENT FOSTER**, his heirs and assigns, certain lands situated in Davidson County, Tennessee, described as follows:

> Being Lot No. 42 on the Plan of Hunter's Point Subdivision of record in Plat Book 5200, page 736, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description, and being the same lands described in a conveyance from Cecil R. Scaife, et ux. to Brent Foster and John Brady Foster, of record in Deed Book 9385, page 655, Register's Office, Davidson County, Tennessee. For further reference see a

certified copy of an Order in the Chancery Court of DeKalb County, Tennessee in the case of John Richard Foster, et ux. vs. John Brady Foster, Civil Action No. 94-118, approving the sale of said minor's interest to the grantee herein. A certified copy is attached herewith.

This conveyance is subject to restrictive covenants filed of record in Book 3814, page 592, Book 3897, page 926, and Book 6207, page 609, said Register's Office, and all other existing easements and building restrictions of record.



TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and the one-half (1/2) undivided right, title, estate and interest thereto belonging, to the said **BRENT FOSTER**, his heirs and assigns, forever.

We covenant with the grantee herein that we are lawfully seized and possessed of said one-half (1/2) undivided interest by a decree of the Chancery Court of DeKalb County, Tennessee; that we have a good and lawful right to convey same; that same are unencumbered; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we hereunto affix our signatures on this the 17th day of September, 1994.

JOHN RICHARD FOSTER

KRISTY FOSTER

STATE OF TENNESSEE

COUNTY OF DeKALB

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, **JOHN RICHARD FOSTER** and his wife, **KRISTY FOSTER**, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that they executed the within and foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in Smithville, Tennessee, on this the 17th day of September, 1994.

NOTARY PUBLIC

My commission expires: 2/26/1997

1319 05/23/94 0104 RECEIPT

35-50

EX. A

IN THE CHANCERY COURT FOR DeKALB COUNTY, TENNESSEE

BOOK 9473 PAGE 246

JOHN RICHARD FOSTER and
wife, KRISTY FOSTER,

Petitioners,

VS.

Civil Action No. 94-118

JOHN BRADY FOSTER,
a minor child,

Respondent.

STATE OF TENNESSEE
DEKALB CO., CHANCERY COURT
FILED 16 DAY OF Sept 1994
TIME 2:25PM
JOHN R. NIXON, C. & M.
BY [illegible]

ORDER

This cause came on to be heard before the Honorable Vernon Neal, Chancellor, upon the petition for approval of the above minor child's interest to certain real property, the answer of the guardian ad litem, testimony of witnesses in open Court, statements of counsel for the petitioners, and upon the record as a whole, from all of which it appears to the Court that said petition is well-taken and should be sustained.

It is, therefore, ORDERED, ADJUDGED, and DECREED by the Court as follows:

That the sale of the one-half undivided interest of the minor child, John Brady Foster, as set out in a deed of record in Book 9385, page 655, of the Register's Office of Davidson County, Tennessee, is hereby approved and that same shall be vested in Brent Foster for the sum of $5,000.00 cash. Further, John Richard Foster and his wife, Kristy Foster, as natural guardians of said minor child, are authorized to execute a deed on behalf of said minor child conveying said one-half interest of the minor child to Brent Foster.

It is further ORDERED, ADJUDGED, and DECREED that the guardian ad litem, Joe D. Carter, is entitled to a reasonable fee of $100.00, and that same shall be deducted from the proceeds of this sale.

Upon the payment of the balance of $4,900.00 to the natural parents, John Richard Foster and his wife, Kristy

Foster, they shall execute a deed to Brent Foster for their minor son's one-half interest to said property. It is further ORDERED, ADJUDGED, and DECREED that said parents shall invest their minor son's funds at the highest and best rate available.

It is further ORDERED, ADJUDGED, and DECREED that Brent Foster shall pay the court costs in this cause.

ENTER this 16th day of September, 1994 BOOK 9473 PAGE 247

VERNON NEAL, CHANCELLOR

Approved for entry:

A. VESTER PARSLEY, JR. #5283
Attorney for Petitioners

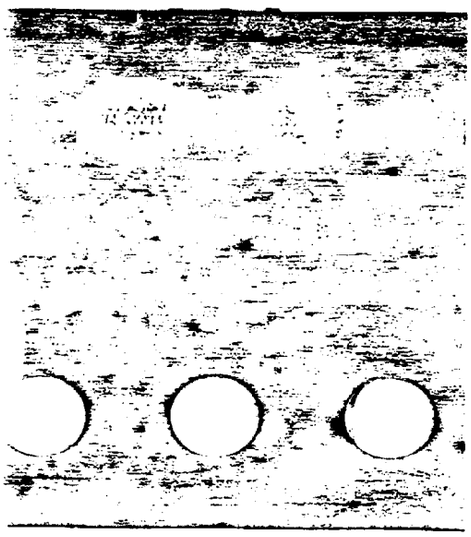
JOE D. CARTER
Guardian Ad Litem

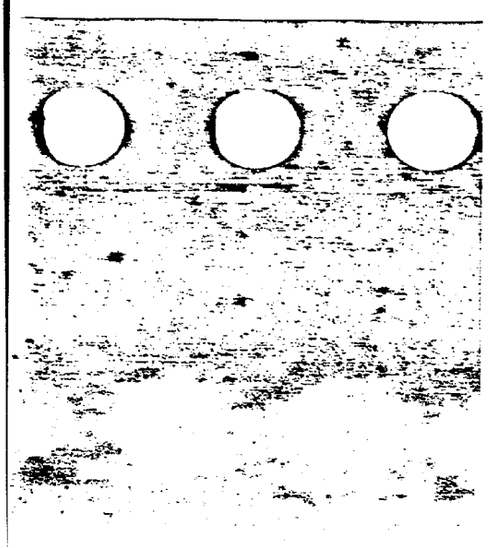
STATE OF TENNESSEE
COUNTY OF DEKALB

I, John R. Nixon, Clerk and Master for the aforesaid State and County, do hereby certify that the foregoing is a true, correct and perfect copy of Order as it appears of record in this office in Minute Book TNN Page 41-42

Witness my hand and official Seal at office in Smithville, Tennessee, this 16 day of Sept. 19 94

John R. Nixon, Clerk and Master
By Debbie M. Moore





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

RECEIVED OF _____

FOR _____

BOOK 9473 PAGE 248

| | | |
|---|---|---|
| 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 5000.00 |
| | | | | CON TX 18.50 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 16.00 |
| | | | | TOTAL 35.50 |
| | | | | CHECK 35.50 |
| 09/23/94 | 01 | | | 10:14 0001 1319 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93549
IDENTIF. & REFERENCE

94 SEP 23 AM 10: 16
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 837606