MAIL ENV. 0465939

IDENTIF. # REFERENCE

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map & Parcel 90-12-264.01

98 JUL 23 PM 2:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Send Tax Statements To: Name/Address New Owner: Name of Mortgagee:

Linda Heflin Johnston, et al Same None
1133 Ithaca Dr
Brentwood, Tn. 37027

BOOK 11032 PAGE 434

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, IMA D. COFFEY, a widow, have bargained and sold and by these presents do transfer and convey unto LARRY ROGER FOSTER and LINDA HEFLIN JOHNSTON, TRUSTEES OF THE HENRY ROGERS FOSTER LIVING TRUST, its successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being a part of the Lot No. 1 on the Map of the Subdivision of Lot No. 21, B. F. Cockrill Farm, as of record in Book 332, page 58, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the center of Croley Drive, formerly Walnut Avenue, at a point 190 feet south south of the center line of Robertson Road; thence with the center of said Drive southwardly 160 feet; thence eastwardly, parallel to Robertson Road, 350 feet; thence northwardly parallel with Croley Drive 82 feet; thence westwardly parallel to Robertson Road, 184.5 feet; thence northwardly, parallel to Croley Drive 78 feet; thence westwardly 169.5 feet to the beginning.

Being the same property conveyed to Rolland Hugh Coffey, Jr. and wife, Ima D. Coffey by Warranty Deed from Emmet M. Hamilton and wife, Bonnie J. Hamilton of record in Book 7291, page 164, Register's Office for Davidson County, Tennessee. Rolland Hugh Coffey, Jr. having since deceased and said property is vested in Ima D. Coffey as the surviving tenant by the entirety.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, its successors and assigns forever.

AND I DO COVENANT with the said Grantees, its successors and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1998 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown on the Map of Subdivision of The B. F. Cockrill Farm of record in Book 332, page 58, Register's Office of Davidson County, Tennessee.

3. Subject to easement for Croley Drive which lies on and across said property.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 22 day of July, 1998.

Ima D. Coffey
IMA D. COFFEY

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 IMA D. COFFEY, a widow, 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 seal, at office, on this 22nd. day of July, 1998.

Carol L McCrosson
Notary Public

My Commission Expires:
July 12, 2000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $150,000.00.

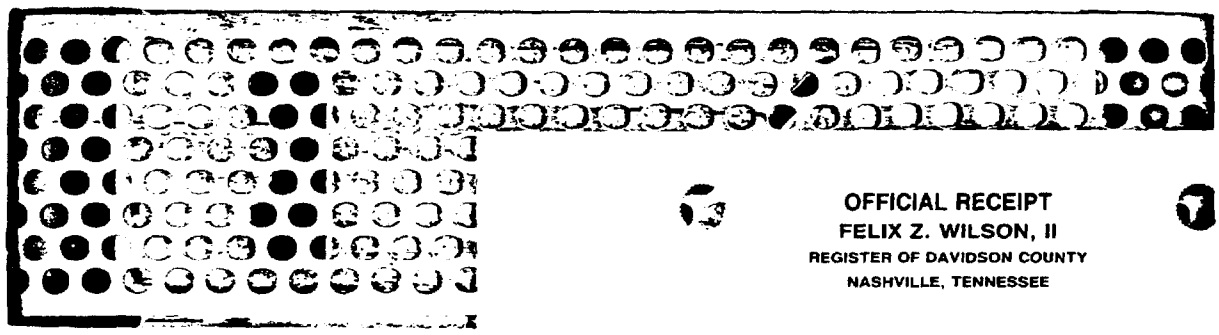
Affiant

Sworn to and subscribed before me on this the 22nd. day of July, 1998.

Carol L McCrosson
Notary Public

My Commission Expires:
July 12, 2000

7288 07/23 0101 03CHECK 566.00



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

RECEIVED OF _____

FOR _____

BOOK 11032 PAGE 436

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

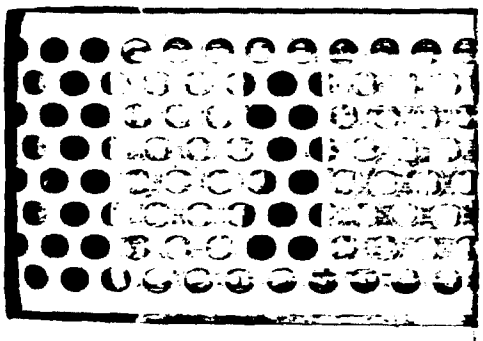
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 566.00
CHECK 566.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/23/96 01 14:13 0001 7288



0465939
IDENTIF. ↑ REFERENCE

98 JUL 23 PM 2:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1322941