[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Brent Foster	[New Owner	[ ]
[3636 Cedar Grove	[	[Map 163]
[Lebanon, Tn 37087	[	[Parcels 5-9]
	[	[ ]

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205]
[Information furnished by the parties hereto]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Eckhardt Exchange Corporation, a Tennessee Corporation, Trustee for 2952 Baby Ruth Land Trust, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Brent Foster (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Unit Nos. 5, 6, 7, 8 and 9 on the Plat, Timber Trace Townhomes of record in Instrument No. 200011220115447, said Register's Office for Davidson County, Tennessee, to which plan of reference is made for a more complete description thereof.

Being a portion of the same property conveyed to Eckhardt Exchange Corp., a Tennessee Corporation, Trustee for 2952 Baby Ruth Land Trust by Warranty Deed of record in Instrument Nos. 200004120036876, 200004060034917 and 200004110036552, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Taxes for the year 2000 and subsequent years.
2. Plan of record in Instrument No. 200011220115447, said Register's Office for Davidson County, Tennessee.
3. Master Deed, by-Laws and Charter of record in Instrument No. 200011220115563, said Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 2950 Baby Ruth Lane, Units 5-9, Antioch, Tennessee 37013.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON]
[ ]
[The actual consideration or value, whichever is greater for]
[this transfer is $110,000.00.]
[ ]
[Affiant]
[Subscribed and sworn to before me this]
[27th day of November, 2000.]
[ ]
[Notary Public]
[My Commission Expires: 2-19-2003]
[ ]

PICK-UP

Davidson County DEEDWARR
Recvd: 11/28/00 15:15 2pgs
Fees:11.00 Taxes:407.00
20001128-0116815

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of November, 2000.

Eckhardt Exchange Corp.,
Trustee for the 2952 Baby Ruth Land Trust

By: _____
Robert J. Notestine, III, President

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert J. Notestine, III with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the president of Eckhardt Realty Corporation, a Tennessee corporation, and that he as such president executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as president.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of November, 2000.

_____
NOTARY PUBLIC

My Commission Expires: 2-19-2003