WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/01 15:55 2pgs
Fees:11.00 Taxes:906.50

20010404-0032992

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2001

Notary Public

MY COMMISSION EXPIRES: 7/2/2002
(AFFIX SEAL)

JEAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LYDIA L. HUTCHINSON		Map 117-7
(NAME)	(NAME)	
3409 Benham Avenue		Parcel 082.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		16DA-01845
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RADNEY M. FOSTER AND CYNDI L. HOELZLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LYDIA L. HUTCHINSON, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the southerly one-half of Lot No. 189, north part of Noel's Subdivision of Watkins Grove of record in Book 547, page 156, Register's Office for said County, and being further described according to a survey made by John Kohl & Company, dated January 2, 1987, as follows:

Said part of lot fronts 100 feet on the westerly side of Benham Avenue (and/or also known as Benham Street) and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Radney M. Foster and Cyndia L. Hoelzle, as joint tenants with right of survivorship, by Deed from Russell H. Nunnally and spouse, Lori Munkeboe, of record in Book 9934, Page 668, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

CONTINUED ON PAGE TWO

unimproved ( )
This is improved (X) property, known as 3409 Benham Avenue, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 30th day of March, 2001

Radney M. Foster
RADNEY M. FOSTER

BY: Cyndi L. Hoelzle Attorney/Infact
CYNDI L. HOELZLE, ATTORNEY IN FACT

Cyndi L. Hoelzle
CYNDI L. HOELZLE

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

CONTINUATION OF LEGAL DESCRIPTION

THIS instrument is being executed in behalf of RADNEY M. FOSTER pursuant to a Power of Attorney executed by same on the 28th day of March, 2001, and being filed for record simultaneously herewith.

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 CYNDI L. HOELZLE, 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 office at Nashville, Tennessee, this 30th day of March, 2001.

_____
Notary Public

My Commission Expires: 5/22/01

DEBORAH M. O'NEIL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of March, 2001, before me personally appeared CYNDI L. HOELZLE to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RADNEY M. FOSTER and acknowledged that she executed the same as the free act and deed of said RADNEY M. FOSTER.

Witness my hand and official seal at Nashville, Tennessee.

_____
Notary Public

My Commission Expires: 5/22/01

DEBORAH M. O'NEIL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.