Davidson County DEEDWARR
Recvd: 04/30/01 10:07 2pgs
Fees:11.00 Taxes:373.70

20010430-0043009

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **38819** FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 101,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **26TH DAY OF APRIL, 2000**

Notary Public

MY COMMISSION EXPIRES: 8-8-07

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :
SEAN V. CONSTABILE
2950 Baby Ruth Lane
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Suntrust Bank
201 4th Ave N. 7th Fl
Nashville, TN
37219

MAP-PARCEL #
163-11-E-5

FOR AND IN 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 **I, BRENT FOSTER,** UNMARRIED

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SEAN V. CONSTABILE**

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:

Being Unit No. 5, 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, as amended in Document No. 20010104-0001310.

Being part of the same property conveyed to Brent Foster by deed from Eckhardt Exchange Corporation, a Tennessee Corporation, Trustee for 2952 Baby Ruth Land Trust, of record in Instrument No. 20001128-0116815, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. **Taxes for the year 2001 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.** AND AMENDED BY INSTRUMENT #20010104-0001310

Unimproved ( )

This is improved (X) property, known as **2950 Baby Ruth Lane, Antioch, Tennessee 37013**
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 MY HAND THIS 26th DAY OF APRIL, 2001.

Brent Foster

BRENT FOSTER

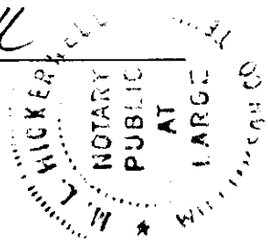
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this the 26TH day of April, 2000.

M L Hickerson

NOTARY PUBLIC



My Commission Expires: 8-8-01