BOX 14-B

Davidson County DEEDWARR
Recvd: 07/18/01 09:56 4pgs
Fees:23.00 Taxes:1369.00
20010718-0076053

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Amal G. Mehta, *et ux.* 6229 Robertson Avenue Nashville, TN 37209	SAME	Map 90 - 12 Parcel 264

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, Linda Heflin Johnston and Larry Roger Foster, Trustees of The Henry Rogers Foster Trust, hereinafter called the GRANTORS, with full power to sell, transfer or convey without the joinder of any beneficiary, have bargained and sold, and by these presents do transfer and convey unto Amal G. Mehta and wife, Rita A. Mehta, the GRANTEES herein, their heirs, successors and assigns, a certain tract of land in Davidson, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

This is improved property known as 6227-6229 Robertson Avenue, Nashville, TN 37209.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever.

GRANTORS covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for the following:

1. Property taxes for 2001, which are a lien, but not yet due and owing.

2. All matters on the plan of B.F. Cockrill Farm, of record in Book 322, Page 58, Register's Office for Davidson County, Tennessee.

GRANTORS further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTORS, but not otherwise.

Whenever 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 hands this 16th day of July, 2001.

THE HENRY ROGERS FOSTER TRUST

By: _____, Trustee
LINDA HEFLIN JOHNSTON, Trustee

By: _____
LARRY ROGER FOSTER, Trustee

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Linda Heflin Johnston, Trustee, the within named 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, in her capacity as Trustee of The Henry Rogers Foster Trust.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 31st day of July, 2001.

_____
Notary Public

My Commission Expires:
Oct 25, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Larry Roger Foster, Trustee, the within named 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, in his capacity as Trustee of The Henry Rogers Foster Trust.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 16th day of July, 2001.

Notary Public

My Commission Expires:
Oct. 25, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $370,000.00.

Affiant

Sworn to and subscribed before me this 16th day of July, 2001.

Notary Public

My Commission Expires:
Oct 25, 2003

EXHIBIT "A"

Certain real estate in Davidson County, Tennessee described as follows:

BEING a tract or parcel of land in the 8th, formerly 12th, civil district of Davidson County, Tennessee, being the westerly half of Lot No. 1 on the map of the subdivision of Lot No. 21 of the B. F. Cockrill Farm, as of record in Book 322, Page 58, Registers Office for Davidson County, Tennessee, described as follows:

BEGINNING at the northwest corner of Lot No. 1 in the center of Robertson and Walnut Avenues; thence easterly, with the center of Robertson Avenue, 350 feet; thence southerly parallel with Walnut Avenue 350 feet to the line between Lots Nos. 1 and 2; thence westwardly with said line 350 feet to the center of Walnut Avenue; thence northerly with the center of said avenue 350 feet to the beginning.

BEING the same property conveyed to Larry Roger Foster and Linda Heflin Johnston, Trustees, by Deed of Record in Book 9448, page 531 and Book 9468, page 809, Register's Office for Davidson County, Tennessee.

LESS the following tracts:

TRACT I

BEING part of Lot No. 1 on the Map of the Subdivision of Lot No. 21 of the B. F. Cockrill Farm, as of record in Book 332, Page 58, Register's Office for said County, described as follows:

BEGINNING in the center of Croley Drive, formerly Walnut Avenue, at a point 190 feet south of the center 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 165.5 feet to the beginning.

BEING the same property conveyed to R. C. Derryberry and wife Josephine F. Derryberry by H. Rogers Foster and wife Elsie H. Foster by deed of record in Book 3573, Page 6 Register's Office for Davidson County, Tennessee.

TRACT II

BEING a tract or parcel of land in the 8th, formerly 12th, Civil District of Davidson County, Tennessee, being a portion of the easterly half of Lot No. 1 on the map of the Subdivision of Lot No. 21 of the B. F. Cockrill Farm, as of record in Book 322, Page 58, Register's Office for Davidson County. Tennessee, described as follows:

BEGINNING at a point in the center of Robertson Avenue 166.5 feet west of the northeast corner of Lot No. 1, thence easterly with the center of Robertson Avenue 166.5 feet to a point in the center of Robertson Avenue, being the northeast corner of Lot No. 1, thence southerly parallel to Croley Drive (formerly Walnut Avenue) 268.00 feet to the line between Lots Nos. 1 and 2 being the southeast corner of Lot No. 1, thence along the line between Lots 1 and 2 westwardly 186.5 feet to a point, thence northerly parallel to Croley Drive, 153.0 feet to a point, thence northeasterly, approximately 116.2 feet to the point of beginning.

BEING the same property conveyed to Harold H. Batson and wife Wanda Batson by H. Rogers Foster, widower of Elsie H. Foster deceased, by deed of record in Book 5197 Page 405 Register's Office for Davidson County, Tennessee.