PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of July, 2001, by and between JACK FOSTER, A MARRIED MAN, and CHRISTINE S. FOSTER, HIS WIFE, hereinafter called Grantors, and DAVID GREGORY and SHERRY GREGORY, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JACK FOSTER, A MARRIED MAN, and CHRISTINE S. FOSTER, HIS WIFE, Grantors, do hereby bargain, sell, transfer and convey unto DAVID GREGORY and SHERRY GREGORY, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1254 MCGAVOCK PIKE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

CHRISTINE S. FOSTER, wife of JACK FOSTER, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of Grantors on the day and year first above written.

Davidson County DEEDWARR
Recvd: 08/23/01 10:57 3pgs
Fees:18.00 Taxes:547.60
20010823-0091219

JACK FOSTER
Signature of Seller

CHRISTINE S. FOSTER
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JACK FOSTER and HIS WIFE, CHRISTINE S. FOSTER,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **July, 2001.**

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

DAVID GREGORY and SHERRY GREGORY
5025 Sunshine Dr
~~**1254 MCGAVOCK PIKE**~~
~~**NASHVILLE,** **TN 37216**~~
ANTIOCH, 37013

Property Address:

1254 MCGAVOCK PIKE
NASHVILLE, TN 37216

Person Responsible for Taxes:

Acceptance National Mortgage, LLC
4633 Trousdale Drive
Nashville, TN 37204

Map & Parcel #: MAP 72-7, PARCEL 210

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$148,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **July, 2001.**

Notary Public

My Commission Expires: 1/25/03

RETURN TO:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, described according to an October 8, 1979 survey by John B. Kohl, III, Tennessee Registered Kohl Surveyor No. 100, as follows:

Beginning at a point on the southerly margin of McGavock Pike, formerly Maxey Lane, at the northwesterly corner of the Charles S. Merryman property (Book 5176, Page 172, Register's Office for said County), said point is also located N. 87 degrees 20 minutes W. 105.0 feet from the westerly margin of Glenmeade Drive; thence with Merryman's westerly property line and the westerly line of Lot Nos. 1 and 2, Glenmeade Subdivision (Book 974, page 32, said Register's Office), southwardly 258.0 feet, more or less, to a point at the common rear corner of Lot No. 8 and 9, Glenmeade Subdivision - First Addition (Book 2330, page 59, said Register's Office); thence with the northerly line of Lot No. 9 westwardly 98.5 feet to a point in the easterly line of other property of Charles S. Merryman (Book 3101, page 61, said Register's Office); thence, with Merryman's easterly property line, northwardly 242.0 feet, more or less, to a point on the southerly margin of McGavock Pike; thence, with said margin eastwardly 107.0 feet, more or less, to the point of beginning.

Being the same property conveyed to JACK FOSTER, A MARRIED MAN, and CHRISTINE S. FOSTER, HIS WIFE, by Quitclaim Deed from ROBERT N. MOORE JR., of record in Instrument No. 20010717-0075659, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 72-7, PARCEL 210).

2. Unrecorded easements for roads and utilities, if any.