Davidson County DEEDWARR
Recvd: 08/28/01 16:20 3pgs
Fees:18.00 Taxes:18.50
20010828-0093559

Warranty Deed To Trustee

The Grantor(s) Buford Earl Foxx, Jr of the County of DAVIDSON State of Tennessee for and in consideration of TEN + 00/100 Dollars, and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants under provisions of Section

Unto MARIA JAMES as Trustee and not personally under the provisions of a trust agreement dated the 27th day of August Nineteen Hundred and 2001, known as Trust Number 1003, the following described real estate in the County of DAVIDSON, State of Tennessee to wit: SEE ATTACHED

Together with all the tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

To have and to hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In No Case shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said

real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance of the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

The Interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, _____ .

In Witness Whereof, the said grantor(s) has(have) hereunto set his(their) hands and seals this 27th day of, August 20 01 ,A.D.

Signed Sealed and Delivered in our Presence

_____ Seal

Jennifer Gray _____ Seal

State of Tennessee
County of Rutherford

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid to take acknowledgments, personally appeared

to me known as the person(s) described in and who executed the foregoing instrument and Acknowledged before me that executed the same.

Witness my hand and official seal in the county and State last aforesaid this 27 day of August ,20 01 A. D.,

Melody Spence
Notary Public
My commission expires 10/24/03

NOTARY PUBLIC

LAND in Davidson county, Tennessee, being the easterly 50 feet of the westerly 100 feet of Lot No. 28 on the Plan of the W. J. Hyronemus Addition of record in Book 161, page 174, Register's Office for said County.

Said part of Lot No. 28 fronts 50 feet on the northerly margin of Granada, formerly Bailey Avenue, and runs back between parallel lines, parallel to and 50 feet east of the easterly margin of Laurent Street, 168 feet to an alley.

Being the same property conveyed Carol Lavergne Foxx, deceased, by deed from Thomas H. Yeargan, Jr., and wife Janice Yeargan and Benjamin T. Pulley, Jr., and wife Virginia Pulley of record in Book 7703, Page 800, Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements of record.

Source of Title as Instrument No. 20010724-0078615 Rod and Instrument No. 20010724-0078661.

ADDRESS NEW OWNER
Maria James, Trustee
1119 N. Church St
Murfreesboro, TN. ~~37087~~ 37130

SEND TAX BILLS TO:
Same as owner

Map + Parcel
83-1-178

Prepared by Blair McFarlane
1675 Hwy 109 N
Lebanon, TN 37087

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 5000.00
Blair McFarlane
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 2001.
Elaine Matlock
Deputy Register