Box 1

WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN. My Commission Expires Oct. 8, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2001.

_____
Notary Public

MY COMMISSION EXPIRES: September 14, 2001.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack N. Foster	OWNER	148-16-0-069.00148-16-0-072.00
(NAME)	(NAME)	
732 Walnut Ridge Dr.		
(ADDRESS)	(ADDRESS)	
Lavergne, TN 37086	,	
(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, C. Hugh Hicks and wife Rhonda R. Hicks, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack N. Foster and wife Jeanne T. Foster, 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:

Tract 1
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Hugh Hicks Subdivision of record in Plat Book 8250, Page 945, Register's Office for said County, to which reference is made for a more complete description.

Tract 2
Beginning at an iron pin set on the North right-of-way of Antioch Pike at the Southwest corner of Tract No. 1; thence with said right-of-way N 65 deg. 22' 10" W, 111.23 feet to an iron pin set; thence continuing with said right-of-way along a spiral to the right 140.76 feet (Chord N 63 deg 19' 40" W, 140.75 feet) to an iron pin set; thence N 23 deg. 58' 40" E, 312.65 feet to an iron pin set; thence N 52 deg. 17' 20" E 35.82 feet to an iron pin set in the center of an abandoned alley; thence with the center of said alley S 52 deg. 49' 30" E, 240.90 feet to an iron pin set; thence S 23 deg. 55' 20" W, 297.07 feet to the beginning; containing 1.86 acres, more or less.

Together with easement for utility services recorded in Instrument 20010521-0052328, said Register's Office.

Being part of the same property conveyed to C. Hugh Hicks and wife Rhonda R. Hicks by deed of record in Book 6588, Page 677, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **2360-2364 Antioch Pike, Antioch, TN 37013**
(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.

Davidson County DEEDWARR
Recvd: 09/18/01 13:39 2pgs
Fees:13.00 Taxes:1424.50

20010918-0100958

Witness my/our hand(s) this 14th day of September, 2001.

C. Hugh Hicks

Rhonda R. Hicks

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 C Hugh Hicks and wife, Rhonda R. Hicks the bargainor(s), 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 and official seal at Antioch, Tennessee, this 14th day of September, 2001.

Commission expires:

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 2003

Notary Public