PREPARED BY (AND RETURN TO):

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W & I Ref: (SK) Title No: 43060

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/05/02 15:14 2pgs
Fees:13.00 Taxes:936.10
20020205-0016033

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ben Foster Phoebe Edwards 4020 General Bate Drive Nashville, Tennessee 37204	Owner

TAX MAP-PARCEL NUMBERS: 132-01-108

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$253,000.00** , cash in hand paid by the hereinafter named Grantee, anu other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles S. Jones and Velma A. Jones, husband and wife, and Jeffrey C. Brandon and Vivian B. Brandon, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ben Foster and Phoebe Edwards** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 102 on the Map of Rolling Meadows of record in Book 1424, page 98 and 99, Register's Office for said County.

SAID Lot No. 102 fronts 108.0 feet on the easterly margin of General Bates Drive and extends back between parallel lines 190.0 feet to a dead line in the rear, measuring 108.0 feet thereon.

Being the same property conveyed to Charles S. Jones and Velma A. Jones, husband and wife, and Jeffrey C. Brandon and Vivian B. Brandon, husband and wife, by deed from Lola F. Pellettier of record in Instrument No. 20010523-0053692, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424 Pages 98 and 99, said Register's Office, which Plan shows a 60 foot minimum building setback line from General Bate Drive and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 4020 General Bate, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of January, 2002 .

Charles S. Jones

Velma A. Jones

Jeffrey C. Brandon

Vivian B. Brandon

State of TENNESSEE
County of WILLIAMSON

On this 11th day of January, 2002 , before me the undersigned authority, personally appeared **Charles S. Jones**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

State of TENNESSEE
County of WILLIAMSON

On this 11th day of January, 2002 , before me the undersigned authority, personally appeared **Vivian B. Brandon and Velma A. Jones** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

State of TENNESSEE
County of WILLIAMSON

On this 11th day of January, 2002 , before me the undersigned authority, personally appeared Jeffrey C. Brandon , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $253,000.00

Affiant

Sworn and subscribed before me this 11th day of January, 2002.

Notary Public

My Commission Expires: _____