Box 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES: 1-29-05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/26/02 14:04 2pgs
Fees:13.00 Taxes:377.40

20020226-0024359

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 750 OLD HICKORY BLVD., SUITE 165, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Wilson (NAME)	Franklin American Mortgage Co. (NAME)	083-04-0/04200
2010 Rosecliff Drive (ADDRESS)	501 Corporate Centre Drive #400 (ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (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, Gary E. Foster, Executor and Devisee of the Estate of Rachel Merita Foster and Mike Foster, Devisee of Rachel Merita Foster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Wilson and Terrie L. Wilson, husband and wife

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:

LAND in Davidson County, Tennessee, being Lot No. 108 on the Map of Rosebank Park, as of record in Book 1835, Page 26, Register's Office for Davidson County, Tennessee.

SAID Lot No. 108 fronts 70.12 feet on the southerly side of Rosecliff Drive and runs back between parallel lines 180 feet to a dead line in the rear measuring 70 feet thereon.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 2010 Rosecliff Drive, Nashville, TN 37206 (83-4-0/42.00).

BEING the same property conveyed to William B. Foster and wife, Rachel C. Foster by deed dated 10/1/51 of record in Book 2024, Page 233, Register's Office for Davidson County, Tennessee. William B. Foster died on April 5, 2001 leaving Rachel C. Foster as surviving tenant by the entirety. Rachel C. Foster, aka Rachel Merita Foster, died testate on 6/30/01, and by Last Will and Testament of record in the Probate Office of the Circuit Court for Davidson County, Tennessee, Probate No. 01P-1166, said Rachel C. Foster aka Rachel Merita Foster devised the property herein described to Gary E. Foster and Mike Foster. Gary E. Foster executes this instrument individually as a devisee of Rachel Merita Foster and in his capacity as the Executor of the Estate of Rachel Merita Foster.

unimproved ( )
This is improved (X) property, known as 2010 Rosecliff Drive, Nashville, Tennessee 37206
(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.

Witness our hand S this 22nd day of February, 2002

Mary E Foster
Gary E. Foster

Mike Foster
Mike Foster

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 Gary E. Foster, Executor and Devisee of the Estate of Rachel Merita Foster and Mike Foster, Devisee of Rachel Merita Foster

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 NASHVILLE DAVIDSON COUNTY, Tennessee, this 22ND day of FEBRUARY, 2002.

Commission expires _____

_____
Notary Public

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public