PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 03/28/02 13:36 3pgs
Fees:18.00 Taxes:173.90
20020328-0038398

W & I Ref(GJ) Title No: 43328
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jack Foster 138 Orchard Drive Old Hickory, Tennessee 37138	Same

TAX MAP-PARCEL NUMBERS: 72-3-103

SPECIAL WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$47,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **H.G. Hill Realty Company**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jack Foster** 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. 2 on the Plan of H. G. Hill Resub of Lots 172 thru 175, 178 179 Inglewood Place of record in Book 9700, page 272, Register's Office for said County.

Said Lot No. 2 fronts 56.02 feet on the southerly margin of McChesney Avenue and extends back 204.92 feet on the easterly line and 204.94 feet on the westerly line to a dead line in the rear, measuring 56.02 feet thereon.

Being part of the same property conveyed to H. G. Hill Realty Company by deed from Zona B. Robinson of record in Book 4313, page 340, Register's Office for said County and Being the same property conveyed to H. G. Hill Realty Company by deed from Leslie Ray Wilson, Executor of the Estate of Mrs. Erskin Ruby Haley of record in Book 7149, page 571, 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 9700 Page 272, said Register's Office, which Plan shows building setback line to be determined by Metro Zoning Ordinances and a 5 foot easement for public utility and drainage purposes along the westerly, easterly and rear line(s). The plan of record shows a "2-story brick" structure encroaches on to the public utility and drainage easement along the easterly line of said lot.

This is improved property, known as: 1112 McChesney Avenue, Nashville, Tennessee 37216

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 claiming by or through the acts of Grantor while in title to the property.

WITNESS THE EXECUTION HEREOF this 27th day of March, 2002.

H.G. Hill Realty Company
By: Wentworth Caldwell Jr.
Title: Chairman

H.G. Hill Realty Company
By: Celeste Patterson
Title: Vice President

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared Wentworth Caldwell, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Chairman (or other officer authorized to execute this instrument) of **H.G. Hill Realty Company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 27th day of March, 2002.

Notary Public

My Commission Expires: July 27, 2002

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared Celeste Patterson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Vice President (or other officer authorized to execute this instrument) of **H.G. Hill Realty Company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 27th day of March, 2002.

Notary Public

My Commission Expires: July 27, 2002

State of TENNESSEE

County of DAVIDSON

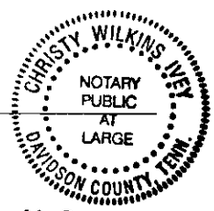
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $47,000.00

Affiant

Sworn and subscribed before me this the 27th day of March, 2002.

Notary Public

My Commission Expires: 

My Commission Expires 7/26/2003