Davidson County DEEDWARR
Recvd: 04/03/02 12:19 3pgs
Fees:17.00 Taxes:0.00
20020403-0040468

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Brent Foster 36316 Cedar Grove Rd. Lebanon, TN 37087	New Owner	Map 95-5B Parcels 1-4

This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205
Information furnished by the parties hereto

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Asgard Group, LLC, a Limited Liability Company, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Brent Foster (The "Grantee"), its heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Unit Nos. 1, 2, 3 and 4 on the Master Deed of Easthaven Townhomes of record in Instrument No. 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

Being a portion of the same property conveyed to Asgard Group, LLC, a Tennessee Limited Liability Company by Warranty Deed of record in Instrument No. 20010629-0068908, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Taxes for the year 2001 and subsequent years.
2. Master Deed, by-Laws and Charter of record in Instrument No. 20010806-0083543, said Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 2104 Lebanon Road, Units 1, 2, 3 and 4, Nashville, Tennessee 37219.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for
[this transfer is $80,000.00.
[

Affiant

[Subscribed and sworn to before me this
[28 day of February, 2002.

Notary Public

[My Commission Expires: 05/28/03

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever. And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28 day of February, 2002.

ASGARD GROUP, LLC

By: C.M.
David Taylor, Chief Manager

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David Taylor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the chief manager of Asgard Group, LLC, a Limited Liability Company, and that he as such chief manager executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as chief manager.

WITNESS my hand and official seal at Nashville, Tennessee, this 28 day of February, 2002.

Barbara Kenny
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires: 05/28/03