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| **THIS INSTRUMENT PREPARED BY:**<br>Mudter & Patterson<br>Attorneys-at-Law<br>2000 Richard Jones Rd., #110<br>Nashville, Tennessee 37215<br><br>FILE: Box 9B<br>First Title and Escrow Company, Inc.<br><br>FTEC No. 18875 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is: $184,500.00<br><br>Affiant<br>Subscribed and sworn to before me this 29th day of April, 2002.<br><br>Notary Public<br>My Commission Expires: |

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills to | Tax Information |
|---|---|---|
| CYNTHIA G. ROBERTS | HOME FINANCIAL GROUP, LLC | MAP 116-03-OF |
| 218 West Chase Drive | 3 Maryland Farms, #155 | PARCEL 019.00CO |
| Nashville, Tennessee 37205 | Brentwood, Tennessee 37027 | FB# 07DA90918 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, GRETCHEN NAPIER FOSTER, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CYNTHIA G. ROBERTS, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 218 West Chase Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of April, 2002.

GRETCHEN NAPIER FOSTER

Davidson County DEEDWARR
Recvd: 04/30/02 13:47 2pgs
Fees:13.00 Taxes:682.65

20020430-0052965

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GRETCHEN NAPIER FOSTER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office this 29th day of April, 2002.

My Commission Expires:

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Unit 218 on the Plan of Phase I Westchase Condominium Apartments of record in Plat Book 5200, page 578, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Westchase Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 6097, page 266, amended in Book 6112, page 677, Book 6341, page 380, and Book 6866, page 362, said Register's Office.

Being the same property conveyed to Gretchen Napier Foster, unmarried by deed from Larry G. Maxwell, unmarried of record in Book 11265, page 294, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6097, page 266, Book 6112, page 677, Book 6341, page 380 and Book 6866, page 362; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 578, said Register's Office.