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Davidson County DEEDWARR
Recvd: 05/01/02 12:23 3pgs
Fees:18.00 Taxes:2386.50
20020501-0053511

This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
A. Key Foster, III Walton Foster 4317 Glen Eden Drive Nashville, TN 37205	Same	Map 116-15 Parcel 71

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **BETTY ANDERSON** and husband, **PETER ANDERSON** ("Grantor"), have bargained and sold, and by these presents do transfer and convey to **A. KEY FOSTER, III and WALTON FOSTER, husband and wife** ("Grantees"), their heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

The land referred to in this Commitment is described as follows:

Land in Davidson County, Tennessee, being the east 75 feet of Lot No. 2 and the west 75 feet of Lot No. 3 Block 8 on the Map of John Calhoun's Resubdivision of a part of Royal Oaks Subdivision as of record in Book 547, page 167, Register's Office for Davidson County, Tennessee.

Said parts of the said lots adjoin and front together 150 feet on the southerly side of Glen Eden Drive and runs back northerly between parallel lines, 176 feet 4 inches to a dead line.

Being the same property conveyed to Betty Anderson by deed from Rusty L. Moore and wife, Elizabeth E. Moore of record at Instrument No. 20010215-0014568, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous deed of record.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns, forever.

The Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the said Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) 2002 Davidson County real property taxes, a lien not yet due and payable which have been prorated at closing and assumed by the Grantees.

(2) Power of Attorney from Betty Anderson to Norman W. Ginsburg of record at Instrument No. 20010215-0014569, Register's Office for Davidson County, Tennessee.

(3) General Power of Attorney from Betty G. Anderson to Norman Ginsberg of record at Instrument No. 20010215-0014571, Register's Office for Davidson County, Tennessee.

(4) Sanitary Sewer Easement of record in Book 5787, page 204, said Register's Office.

(5) Sanitary Sewer Easement of record in Book 6134, page 850, said Register's Office.

(6) Plan of record in Book 547, page 167, said Register's Office.

(7) Agreement for Dedication of License of record in Book 9464, page 994, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 4317 Glen Eden Drive, Nashville, Tennessee 37205.

The Grantors further covenant to warrant and forever defend the title to the Property to the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 29th day of April, 2002.

BETTY ANDERSON

The undersigned, PETER ANDERSON, joins in the conveyance for the purpose of conveying any marital interest, if any, he may have in the subject property.

PETER ANDERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, **Betty Anderson and Peter Anderson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 29th day of April, 2002.

Notary Public

My Commission Expires: 3/25/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $645,000.00.

Affiant

Sworn to and subscribed before me this 29th day of April, 2004.

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN
My Commission Expires September 25, 2004

Notary Public

My Commission Expires: _____