Mail BOX 50-B ~~PREPARED~~ BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,000.00. Sandra Jean Foster AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2002. Notary Public MY COMMISSION EXPIRES: 10/22/05 5-17-03 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, 198 East Main Street, Suite 201, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Jean Foster	SUNTRUST	Map: 142-05-0-A
(NAME) 421 Plantation Ct.	(NAME) 201 4th Ave N 7th Fl.	Parcel:
(ADDRESS) Nashville TN 37221	(ADDRESS) NASHVILLE TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES NORMAN HOLCOMBE, SR. AND WIFE, DIONNE S. HOLCOMBE, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto SANDRA JEAN FOSTER, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. N-4, together with the Carport designated No. N-4-C on the Plan of River Plantation, Section Two Condominium, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Two, Condominium Apartments of record in Book 4460, Pages 136 and 137, Register's Office for Davidson County, Tennessee, and descirbed in a Master deed, recorded in Book 4661, page 334, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Two, Condominium Apartments, contained in the Master Deed and the by-laws appended thereto, recorded in Book 4661, page 334, Register's Office for said County, are incorporated in this instrument by reference and made a part hereof the same as though copied herein. Also incorporated herein are the amended by-laws of record in Book 4691, page 906, said Register's Office.

Being the same property conveyed to James Norman Holcombe, Sr. and wife, Dionne S. Holcombe by Warranty Deed of record in Book 9950, Page 775 of the Register's Office for Davidson County, Tennessee.

Restrictive Covenants, Easements and Additional Exceptions:

Subject to any and all matters as shown on the plan of record in Plat Book 4460, Page 137 and Master Deed of record in Book 4661, Page 334; By-laws in Book 4661, Page 353, amended in Book 4691, Page 906 and Book 6354, Page 676; TVA Easements in Book 2277, Page 619 and Book 3028, Page 605; Sewer & Drainage Easement in Book 7400, Page 792; Storm Water Detention Agreement in Book 7344, Page 438, as amended in Book 7389, Pages 924 and 941; all of the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 421 Plantation Ct., Nashville, TN 37221
(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 GRANTEE(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized 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; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 05/09/02 14:38 2pgs
Fees:13.00 Taxes:506.90
20020509-0057516

Witness our hands this 12th day of April, 2002.

James Norman Holcombe, Sr.

Dionne S. Holcombe

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared James Norman Holcombe, Sr. and wife, Dionne S. Holcombe who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of April, 2002.

Notary Public

BARBARA T. HODGE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. 10/22/05

My Commission Expires: 10/22/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
198 East Main Street, Suite 201
Franklin, TN 37064