19-A

Davidson County DEEDWARR Recvd: 06/19/02 15:37 2pgs Fees:13.00 Taxes:1979.50 20020619-0074300	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 535,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2002. Notary Public MY COMMISSION EXPIRES: 3/25/06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 321 West Main Street, Suite 201, Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Patty Lynn Jetton and Mark S. LeVan	Same [redacted]	Map & Parcel 140-00-0-045.00 (TRACT#1)
(NAME) 8161 McCrory Lane	(NAME)	Map & Parcel 140-00-0-039.00 (TRACT#2)
(ADDRESS) Nashville TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JAMES S. FOSTER AND WIFE, DONNA R. FOSTER**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MARY PATTY LYNN JETTON AND MARK S. LEVAN JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract No. 1:

Land in the 9th Civil District of Davidson County, Tennessee, and described according to a survey dated May 9, 1979, by Howard S. Dickinson, Inc., Registered Land Surveyor #805, as follows:

Beginning at an iron pin in the southerly margin of McCrory Lane and said pin being approximately 1400 feet from the McCrory Lane exit to I-40 in a southeasterly direction; thence South 26° 10' 31" West, 451.47 feet to an iron pin, the point of beginning; thence South 26° 10' 31" West, 458.53 feet to an iron pin; thence, South 63° 49' 29" East, 380 feet to an iron pin; thence, North 26° 10' 31" East, 458.53 feet to an iron pin; thence, North 63° 49' 29" West, 380.00 feet to the point of beginning, containing 4 acres, more or less.

TRACT No. 2:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the southerly margin of McCrory Lane approximately 1,600 feet East of the McCrory Lane Interchange with I-40 and being more particularly described as follows:

Beginning at an iron pin in the southerly margin of McCrory Lane, said pin being 1,400 feet, more or less, from the centerline of I-40 Interchange in a southeasterly direction; thence, with said southerly margin South 73° 49' 26" East, 309.62 feet to a point; thence, with a curve to the left 110.38 feet to a point, said curve having a central angle of 02° 15' 09", a radius of 2,807.77 feet and a chord of South 74° 56' 56" East, 110.37 feet; thence, South 29 ° 52' 35" West, 526.45 feet to an iron pin; thence, South 25° 49' 06" West, 542.02 feet to a point; thence, North 51° 43' 02" East, 389.30 feet to an iron pin; thence, North 26° 03' 06" East, 910.66 feet to the point of beginning, containing 382.141 square feet, or 8.77 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is a four acre tract described by Howard S. Dickinson, Inc., R.L.S. No. 805, of record in Book 8183, page 89, said Register's Office.

Being the same property conveyed to James S. Foster and wife, Donna R. Foster, by Warranty Deed of record in Book 11036, page 561, Register's Office for Davidson County, Tennessee.

Restrictive Covenants, Easements and Additional Exceptions:

Easement for Transmission Lines of record in Book 4207, page 514, and Book 4207, page 555, and Right of Way for Ingress and Egress of record in Book 5446, page 47, said Register's Office.

Unimproved ( )
This is improved (X) property, known as 8161 McCrory Lane, 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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have 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 Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness our hands this 14th day of June, 2002.

James S. Foster, ~~by Donna R. Foster, his Attorney in Fact~~ JSF

Donna R. Foster

STATE OF Tennessee

COUNTY OF Davidson

On this 14th day of June, 2002, before me personally appeared Donna R. Foster, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney-in-fact of James S. Foster and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Trust Deed Book _____, Page _____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 14th day of June, 2002.

Notary Public

My Commission Expires: _____

(SEAL)

STATE OF Tennessee

COUNTY OF Davidson

James S. Foster and

On this 14th day of June, 2002, before me personally appeared Donna R. Foster, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of June, 2002.

Notary Public

My Commission Expires: 7-23-05

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

(SEAL)