Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
John P. Fosbinder et ux 905 Fireside Court Brentwood, Tennessee 37027	Same as New Owner	Map 160-16 Parcel 14
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED NINE THOUSAND and NO/100 ($309,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **GUILLERMO L. THOMAS and wife, YVETTE A. GRENIER,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **JOHN P. FOSBINDER and wife, NATALIE A. BILLINGSBY**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 185, on the Plan of Hearthstone, Phase 3, of record in Book 5200, page 509, and amended in Book 6060, page 719, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Guillermo L. Thomas and Yvette A. Grenier, as tenants in common with the right of survivorship, by Trustee's Deed from Samuel K. Crocker, Trustee for Thomas Wayne Oliver, of record in Book 11169, page 956, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision plan of record in Book 5200, page 509, as amended in Book 6060, page 719, of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 905 Fireside Court, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except for lien of the 2002 property taxes, which taxes are being prorated between the parties hereto, the Grantors paying to the Grantees their proportionate share and the Grantees assuming payment thereof.

Davidson County DEEDWARR
Recvd: 06/24/02 11:24 2pgs
Fees:13.00 Taxes:1143.30
20020624-0075538

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 28th day of May, 2002.

GUILLERMO L. THOMAS

YVETTE A. GRENIER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Guillermo L. Thomas and wife, Yvette A. Grenier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 28th day of May, 2002.

Notary Public

JANE GRAZER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My Commission Expires: 9/22/02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $309,000.00.

AFFIANT

Subscribed and sworn to before me, this 28th day of May, 2002.

NOTARY PUBLIC

My Commission Expires: 9/22/02

JANE GRAZER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE