STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of August, 2002.

Notary Public

My Commission Expires: 11.2205

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jack Miller Foster and Jenny M. Foster
6337 Bresslyn Road
Nashville, Tennessee 37205

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 115-150-012.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James W. Bilyeu and wife, Wadean H. Bilyeu** , hereinafter referred to as Grantors, hereby transfers and conveys to **Jack Miller Foster and wife, Jenny M. Foster,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 283 on the Plan of West Meade Farms, Inc., Section "P" of record in Book 2133, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James W. Bilyeu and Wadean H. Bilyeu, husband and wife, by deed from Jeanette Reed, sole heir at law of June McGhee, deceased, of record in Book 11694, page 840, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2133, page 22, Register's Office for&*V28& County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7195, page 351, Register's Office for Davidson County, Tennessee.

06078-BW

Davidson County DEEDWARR
Recvd: 08/26/02 11:10 2pgs
Fees:13.00 Taxes:777.00
20020826-0102807

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 6337 Bresslyn Road, Nashville, Tennessee 37205.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, 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 my hand this 22nd day of August, 2002.

James W. Bilyeu

James W. Bilyeu

Wadean H. Bilyeu

Wadean H. Bilyeu

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Bilyeu and Wadean H. Bilyeu, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of August, 2002.

Notary Public

My Commission Expires: 11-25-05

NOTARY PUBLIC AT LARGE