THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/28/02 13:25 2pgs
Fees:12.00 Taxes:0.00
20020828-0104212

ADDRESS NEW OWNER:
Sandra Kent Foster, et vir
1424 North 61st Place
Mesa, Arizona 85205

MORTGAGEE:

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 120-13
Parcel 75

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, pursuant to Tennessee Code Annotated §66-1-109, I, **Sandra Kent Foster,** hereinafter called the Grantor, with the express purpose and intent to create an estate by the entireties in and to my interest in the property, have bargained and sold, and by these presents do transfer and convey unto **Lavern Thomas Foster,** an interest to create an estate by the entireties, hereinafter called the Grantee, her 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. 18 on the Plan of Seven Oaks Estates, Section 3, as of record in Book 5200, page 760, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to James M. Kent, III and Sandra Kent Foster by deed from James M. Kent, III, as of record in Book 8629, page 712, and to Sandra Kent Foster by deed from Jonathan Kent, et al, heirs of James M. Kent III, as of record in Instrument No. 20020828-0104211 Register's Office for Davidson County, Tennessee.

This is improved property known as 1120-1122 Tara Ann Court, Nashville, Davidson County, State of Tennessee 37217..

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

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 we do covenant with the said Grantees that we 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 we do

further covenant and bind ourselves, our 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 our hands this 28th day of August, 2002.

Sandra Kent Foster
SANDRA KENT FOSTER

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra Kent Foster**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 28th day of August, 2002.

Dean Robinson
NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10-26-03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $0.

Lowen Thomas Foster
AFFIANT

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

Dean Robinson
NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10-26-03