This Instrument Prepared By:
FRANK C. INGRAHAM, ESQ., 2100 Parkway Towers, Nashville, Tennessee 37219

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Address New Owner:	***Send Tax Bills To:***	***Map/Parcel***
PHYLLIS H. FOSTER, Trustee PHYLLIS H. FOSTER LIVING TRUST 2429 Dundee Lane Nashville, Tennessee 37214	Same	Map 073-12-0 Parcel 067.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(3)(F).

Phyllis H. Foster
AFFIANT

Sworn to and subscribed before me this 27th day of August, 2002.

Notary Public
My Commission Expires: 5/2/04

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, PHYLLIS H. FOSTER has this date bargained and sold, and does hereby transfer and convey unto PHYLLIS H. FOSTER, Trustee, or her successors in trust, under the revocable PHYLLIS H. FOSTER LIVING TRUST, dated August 27, 2002, and any amendments thereto, certain real estate in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 160 of the Revised Plan of Section I, Sunset View, as of record in Book 2663, Pages 27 & 28.

SAID Lot No. 160 fronts 105.58 feet on the south side of Dundee Lane and runs back 235.8 feet on the west line and 245.8 feet on the east line to a dead line in the rear on which it measures 131.8 feet.

BEING the same property conveyed by Joe H. Harwell and wife, Jo Ann W. Harwell, to James M. Foster, Jr., and wife, Phyllis H. Foster, by deed of record in Book 4423, Page 302, Register's Office, Davidson County, Tennessee, the said James M. Foster, Jr., having since died.

This property is conveyed subject to all easements, covenants, liens, setback lines, conditions and encumbrances of record.

unimproved ( )
This is improved (X) property known as:

2429 Dundee Lane, Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 08/30/02 10:24 2pgs
Fees:12.00 Taxes:0.00
20020830-0105165

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 27th day of August, 2002.

Phyllis H. Foster
PHYLLIS H., FOSTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHYLLIS H. FOSTER, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of August, 2002.

Connie L. Spurlin
NOTARY PUBLIC

My Commission Expires: 5/30/04

