03

Realty Title 48-A

Prepared by:

Realty Title & Escrow Co., Inc.
3815 Cleghorn Ave., #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/09/02 08:34 2pgs
Fees:13.00 Taxes:236.80

20021009-0123129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $64,000.00

Affiant

Subscribed and sworn to before me this 9/30/02 day of September, 2002.

Notary Public
My commission expires: 03/14/05

Address of New Owner:	Send Tax Bills to:	Tax-Information
Sheryl Molangi	1st Trust Bank For Savings	106-14-0-013.00
1877 Loney Drive	P.O. Box 17257	
Nashville TN 37210	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Foxworthy, Inc. a Nevada Corporation, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Sheryl Molangi, hereinafter called the Grantees, their successors 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. 25 on the Plan of Raymond Heights Subdivision, of record in Book 1424, Page 141, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Foxworthy, Inc. by deed from Hoyt Bell, of record in Instrument No. 20020225-0023413, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1877 Loney Drive, Nashville, TN 37210

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 16th day of September, 2002.

Foxworthy, Inc.

By: _____
Charles L. Wilson, III
It's President

FOXWORTHY INC CORPORATE SEAL 1997 NV

STATE OF GEORGIA
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles L. Wilson, III, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Foxworthy, Inc., the within named bargainor, and that he is authorized by Foxworthy, Inc. to execute this instrument on its behalf by himself as such President.

Witness my hand in Atlanta, GA, this 16th day of September, 2002.

_____
Notary Public

My Commission expires

GERRIT A FEDELE NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 29 2005