WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/16/02 16:17 3pgs
Fees:18.00 Taxes:248.83

20021016-0127468

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 2002

Notary Public

My Commission Expires July 26, 2003

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph C. Holp (NAME)	New Owner (NAME)	MAP 84-16
2104 Windsor Place (ADDRESS)	(ADDRESS)	PARCEL 32
Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Phyllis Harriett Foster, surviving Trustee under The James Moore Foster, Jr. and Phyllis Harriett Foster Revocable Living Trust HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph C. Holp and wife, Debra L. Holp

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ( )
This is improved (X) property, known as Map 84-16; Parcel 32, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 15th day of October, 2002

Phyllis Harriett Foster Trustee

Phyllis Harriett Foster, Trustee

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 Harriett Foster, surviving Trustee under The James Moore Foster, Jr. and Phyllis Harriett Foster Revocable Living Trust

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of October, 2002

Commission expires 7/26/03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ this the _____ day of _____.

My Commission Expires 2003

My commission expires _____

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Donelson Development Company for Harris Heights Subdivision, as of record in Book 974, page 82, Register's Office for said County.

Said lot No. 2 begins at a point in the easterly margin of McGavock Lane, 100 feet from the intersection of McGavock Lane and Stinson Road; thence in an easterly direction, 200 feet along the common boundary of Lots 1 and 2 to a point in the westerly boundary of Lot No. 9 thence in a southerly direction along the westerly boundary of Lot No. 3, 100 feet to a point in the northerly margin of Stinson Road; thence in a westerly direction 175 feet to a point in the margin of Stinson Road; thence in a northerly direction around a 25 foot radius curve to a point in the easterly margin of McGavock Lane; thence along the easterly margin of McGavock Lane 75 feet to the point of beginning.

Being the same property conveyed to James M. Foster, Jr. and wife, Phyllis H. Foster, by deed from William Scherer and wife, Donna M. Scherer, of record in Book 4343, page 674, said Register's Office. The said James Moore Foster, Jr. and wife, Phyllis Harriett Foster, have since conveyed their interest in the property to The James Moore Foster, Jr. and Phyllis Harriett Foster Revocable Living Trust by Quitclaim Deed of record in Book 11115, page 259, said Register's Office. A summary of said Trust is of record in Book 11642, page 74, said Register's Office. The said James Moore Foster, Jr. has since died.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.