This Instrument prepared by
and after recording return to:
G. Miller Hogan II
5123 Virginia Way
Paddock III, Suite A-11
Brentwood, Tennessee 37027

Send Tax Bills to New Owner at:

Darlene M. Foster
216 Diane Drive
Madison, TN 37115

Map 105-10
Parcel 148

Davidson County DEEDWARR
Recvd: 02/28/03 11:13 2pgs
Fees:12.00 Taxes:0.00
20030228-0026779

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

THAT, Darlene M. Foster as the duly appointed Personal Representative of the Estate of MAGGIE BELL VAUGHT, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid the receipt and sufficiency of which are hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Darlene M. Foster, individually, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with (i) all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

> LAND in Davidson County, Tennessee being the westerly part of Lot No. 111 in the Waverly Land Company's Plan of lots called "Waverly Place" as of record in Book 57, page 95 in the Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at the Northeast corner of Benton Avenue, formerly Harewood Avenue, and a 20-foot alley, and runs thence Eastwardly with the North margin of said Benton Avenue, 60 feet; thence in a Northerly direction 170 feet, more or less, to the Southerly margin of an alley; thence Westwardly with said alley 75 feet to the Easterly margin of said first named 20-foot alley; thence Southwardly with the Easterly margin of said alley, 168.2 feet to the point of beginning.
>
> Being the same property conveyed to Maggie Vaught by deed from James R. Tomkins, Successor Trustee of record in Book 8530, page 951 in the Register's Office for Davidson County, Tennessee.
>
> THE SAID Maggie Bell Vaught died testate on September 29, 2001 and by Will probated April 9, 2002 and of record in Volume 3737\689403 in the Probate Court Clerk's Office for Davidson County, Tennessee, devised her interest in said property to Darlene M. Foster.

This is improved property commonly known as 822 Benton Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee and her heirs, successors and assigns forever.

GRANTOR DOES HEREBY COVENANT with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof; now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind herself and her successors and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs, successors and assigns against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the 14th day of February, 2003.

Darlene M. Foster

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Darlene M. Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the duly appointed Personal Representative of the Estate of Maggie Bell Vaught and is authorized to execute this instrument on behalf of said Estate.

WITNESS my hand, at office in Brentwood, Tennessee this 14th day of February, 2003.

G. MILLER HOGAN II NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

G. Miller Hogan II
Notary Public
My Commission Expires: JAN. 4, 2006

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration or value for this transfer of property is -0- Dollars.

Darlene M. Foster
Affiant

Sworn to and subscribed before me this 14th day of February, 2003.

G. MILLER HOGAN II NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

G. Miller Hogan II
Notary Public
My Commission Expires: JAN. 4, 2006

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX BY VIRTUE OF TENNESSEE CODE ANNOTATED § 67-4-409(a)(3)(D).