PICK-UP

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 04/14/03 10:46 5pgs
Fees:28.00 Taxes:400.71

20030414-0049112

WARRANTY DEED

THIS INDENTURE is made and entered into this **11th** day of **April, 2003** by and between **Duane Charles Foglesong and Connie Foglesong Halley Robert Darrell Foglesong and Dwight Kenneth Foglesong**, herein after referred to as GRANTOR, and **Phillip Dean, unmarried** , herein after referred to as GRANTEE.

*** and Shirley Holley Foglesong

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the Map of Roselawn as of record in Book 2133, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 68.8 feet on the southerly side of Crescent Hill Road and runs back between lines 172.8 feet on the westerly line and 157.1 feet on the easterly line, to a dead line in the rear on which is measures 72 feet.

Being the same property conveyed to Marlin Robert Foglesong and wife, Rachel A. Foglesong, by Warranty deed from John B. Downey and wife, Miriam E. Downey, dated August 5, 1953 and recorded in Book 2155, page 513, Register's Office for Davidson County, Tennessee. Rachel A. Foglesong is deceased, leaving Marlin Robert Foglesong surviving tenant by the entireties. Marlin Robert Foglesong is also deceased, devising the property in his will to Shirley Holley Foglesong (his widow) and his children: Duane Charles Foglesong, Connie Foglesong Halley, Darrell Robert Foglesong and Dwight Kenneth Foglesong in equal shares.

This is improved/unimproved property known as: 910 Crescent Hill Road, Nashville, TN 37206

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Duane Charles Foglesong
Signature of Seller

Connie Foglesong Halley
Signature of Seller

Shirley Holley Foglesong
Shirley Holley Foglesong

Robert Darrell Foglesong
Signature of Seller

Dwight Kenneth Foglesong
Signature of Seller

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **11th** day of **April, 2003** by and between **Duane Charles Foglesong and Connie Foglesong Halley Robert Darrell Foglesong and Dwight Kenneth** *** **Foglesong**, herein after referred to as GRANTOR, and **Phillip Dean, unmarried** , herein after referred to as GRANTEE. *** and Shirley Holley Foglesong

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville**, County of **Davidson**, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the Map of Roselawn as of record in Book 2133, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 68.8 feet on the southerly side of Crescent Hill Road and runs back between lines 172.8 feet on the westerly line and 157.1 feet on the easterly line, to a dead line in the rear on which is measures 72 feet.

Being the same property conveyed to Marlin Robert Foglesong and wife, Rachel A. Foglesong, by Warranty deed from John B. Downey and wife, Miriam E. Downey, dated August 5, 1953 and recorded in Book 2155, page 513, Register's Office for Davidson County, Tennessee. Rachel A. Foglesong is deceased, leaving Marlin Robert Foglesong surviving tenant by the entireties. Marlin Robert Foglesong is also deceased, devising the property in his will to Shirley Holley Foglesong (his widow) and his children: Duane Charles Foglesong, Connie Foglesong Halley, Darrell Robert Foglesong and Dwight Kenneth Foglesong in equal shares.

This is improved/unimproved property known as: 910 Crescent Hill Road, Nashville, TN 37206

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Duane Charles Foglesong
Signature of Seller

Connie Foglesong Halley
Signature of Seller

Shirley Holley Foglesong

Robert Darrell Foglesong
Signature of Seller

Dwight Kenneth Foglesong
Signature of Seller

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **11th** day of **April, 2003** by and between **Duane Charles Foglesong and Connie Foglesong Hailey Robert Darrell Foglesong and Dwight Kenneth** *** **Foglesong**, herein after referred to as GRANTOR, and **Phillip Dean, unmarried** , herein after referred to as GRANTEE.
*** and Shirley Holley Foglesong

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville**, County of **Davidson**, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the Map of Roselawn as of record in Book 2133, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 68.8 feet on the southerly side of Crescent Hill Road and runs back between lines 172.8 feet on the westerly line and 157.1 feet on the easterly line, to a dead line in the rear on which is measures 72 feet.

Being the same property conveyed to Marlin Robert Foglesong and wife, Rachel A. Foglesong, by Warranty deed from John B. Downey and wife, Miriam E. Downey, dated August 5, 1953 and recorded in Book 2155, page 513, Register's Office for Davidson County, Tennessee. Rachel A. Foglesong is deceased, leaving Marlin Robert Foglesong surviving tenant by the entireties. Marlin Robert Foglesong is also deceased, devising the property in his will to Shirley Holley Foglesong (his widow) and his children: Duane Charles Foglesong, Connie Foglesong Halley, Darrell Robert Foglesong and Dwight Kenneth Foglesong in equal shares.

This is improved/unimproved property known as: 910 Crescent Hill Road, Nashville, TN 37206

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Duane Charles Foglesong
Signature of Seller

Connie Foglesong Haley
Connie Foglesong ~~Halley~~
Signature of Seller Haley

Shirley Holley Foglesong

Robert Darrell Foglesong
Signature of Seller

Dwight Kenneth Foglesong
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Duane Charles Foglesong**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **Davidson** County, this **11th** day of **April, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Connie Foglesong Halley**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **Davidson** County, this **11th** day of **April, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Robert Darrell Foglesong**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **Davidson** County, this **11th** day of **April, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Dwight Kenneth Foglesonghe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **Davidson** County, this **11th** day of **April, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Shirley Holley Foglesong , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **Davidson** County, this **11th** day of **April, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
Phillip Dean
910 Crescent Hill Road, Nashville, TN 37206

Send Tax Statements to:
First Banc Mortgage
1045 Elm Street, 4th Floor, Manchester, NH 03101

map and parcel--083-07-0 237.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$108,300.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **11th** day of **April, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
23-1-372