3MS
H.D.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer
or value of property (whichever is greater)
is $160,000.00. This is equal to or greater than the
property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me
this 20 of October, 2003.

Notary Public
My Commission Expires: March 26 2005

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 10/24/03 12:55 4pgs
Fees:23.00 Taxes:592.00
20031024-0157351

ADDRESS NEW OWNER:
109 Grizzard Avenue
Nashville, TN

SEND TAX BILL TO:
SAME

Map: 71-3, Parcel: 54.1

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Beverly Ann Scarbrough, Successor Trustee of the Helen Clara Parker Family Trust, by the Last Will and Testament of Helen Clara Parker, who died a resident of the State of Alabama, said Last Will and Testament of record in Book of Wills No. 17, Page 158, Office of Judge of Probate Court for Marshall County, Alabama, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Jack Foster and wife, Christine S. Foster, hereinafter the GRANTEES, their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

SEE ATTACHED EXHIBIT B, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs, successors, representatives and assigns, forever; GRANTORS do further covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

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 22nd day of October, 2003.

GRANTOR:

Beverly Ann Scarbrough

BEVERLY ANN SCARBROUGH
Successor Trustee of the Helen Clara Parker Family Trust, and Conservator of Harry Dewitt Parker

STATE OF Alabama)
COUNTY OF DeKalb)

Before me, a Notary Public of the State and County aforementioned, personally appeared **BEVERLY ANN SCARBROUGH**, Successor Trustee of the Helen Clara Parker Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named Successor Trustee, and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 22nd day of October, 2003.

KAREN A. MAULDIN NOTARY PUBLIC ALABAMA STATE AT LARGE

Karen A Mauldin
Notary Public
My Commission Expires: My Commission Expires 9-19-2004

EXHIBIT A
Real Property Description

Tract 1: Land in the 12th Civil District of Davidson County, Tennessee, being the westerly portion of the westerly part of Lot No. 28 of the E.T. Brown Subdivision of part of Hughes Place, of record in Book 332, Page 55, Register's Office of said county, as follows:

Said part of Lot No. 28 fronts 93.4 feet on the northerly margin of Grizzard Avenue and extends back between lines 275 feet on the westerly line and 277.5 feet on the easterly line to an alley in the rear, measuring 93 feet thereon.

Tract 2: Land in the 12th Civil District of Davidson County, Tennessee being the middle part of Lot No. 28 of the E.T. Brown Subdivision of part of Hughes Place, of record in Book 332, Page 55, Register's Office for said County, as follows:

Said part of Lot No. 28 fronts 93.2 feet on the northerly side of Grizzard Avenue and extends back 280 feet on the easterly line and 277.5 feet on the westerly line to an alley in the rear, measuring 79 feet thereon.

Said property was originally conveyed to Harry D. Parker and wife, Helen C. Parker, by deed from W. C. Allen and wife, Irene N. Allen and T.A. Oldham and wife, Thelma L. Oldham, of record in Book 4254, Page 566, Register's Office for Davidson County, Tennessee. Property subsequently conveyed from Helen C. Parker to Harry D. Parker by QuitClaim Deed of record in Book 5460, Page 58 and reconveyed from Harry D. Parker to Helen C. Parker by QuitClaim Deed in Book 8400; page 824, Register's Office for Davidson County, Tennessee.

Being the same property devised to Harry Dewitt Parker, Trustee by the Last Will and Testament of Helen Clara Parker, who died a resident of the State of Alabama, said Last Will and Testament of record in Book of Wills No. 17, Page 158, Office of Judge of Probate Court for Marshall County, Alabama. The Last Will and Testament of Helen Clara Parker was admitted to Probate in Tennessee of record in Will Book 184, Page 618, Probate Court Clerk's Office for Davidson County, Tennessee.

Said property subsequently conveyed by QuitClaim Deed from Harry DeWitt Parker, Executor of the Estate of Helen Clara Parker, deceased, filed of record in Book 9160, Page 518, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. City and/or County Taxes for the year 2004 and subsequent years: A lien, not yet due or payable.

   Map & Parcel no: 71-3-54.01

   If improvements are completed after January 1st of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603, et seq.

2. Plan of record in Plat Book 332, page 55, Register's Office for Davidson County, Tennessee.