THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 143,500.00

Affiant

Subscribed and sworn to before me, this 26th day of December, 2003

Notary Public

My Commission Expires: 10/12/05

Davidson County DEEDWARR
Recvd: 12/31/03 10:20 2pgs
Fees:13.00 Taxes:530.95
20031231-0184588

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
WILL HENDRICKS 3816-B Moss Rose Drive Nashville, Tennessee 37216	SAME	MAP 73-6 PARCEL 39

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY THREE THOUSAND FIVE HUNDRED AND NO/100---------- ($ 143,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, ___, ESTATE OF THELMA F. FOSTER hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto WILL HENDRICKS, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2 as shown on the Plan of the Resubdivision of Lot 5-1/2 and small Triangular Lot Lying southeast of Lot 5-1/2 together shown as un-numbered Lot on River Wood Lake Subdivision (Plat Book 974, page 44) and also a part of Lot No. 3 on the Division of Lot No. 5, Plan of Riverwood Estate of W.F. Cooper (not of record) of record in Book 4060, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Jess Willard Foster and wife, Thelma E. Foster, by deed from James A. French and wife, Mae S. French, of record in Book 4063, page 579, Register's Office for Davidson County, Tennessee; the said Jess Willard Foster and Thelma E. Foster (aka Thelma F. Foster) having both since died with Jess Willard Foster predeceasing Thelma E. Foster and the Last Will and Testament of Thelma F. Foster of record as Will Book/Image No. 4724/872000, Probate Court Clerk's Office for Davidson County, Tennessee, granting to the Co-executors of her estate full power and authority to sell and convey subject property.

This is improved property known as 3816-B Moss Rose Drive, Nashville, Tennessee 37216

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

GRANTOR_s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha_ve a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of _____ of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

GRANTOR_s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 26th day of December, 2003.

ESTATE OF THELMA F. FOSTER

BY: Joy Meadows
Joy Meadows, Co-Executor

BY: Jimmie Waters
Jimmie Waters, Co-Executor

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 Joy Meadows, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as * executed the within instrument for the purposes therein contained.
*Co-executor

Witness my hand and official seal this 26th day of December, 2003.

My Commission Expires: 10/12/05

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____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 _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public

STATE OF TEXAS)
COUNTY OF Tarrant)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmie Waters, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as Co-executor executed the within instrument for the purposes therein contained by signing as Co-executor.

WITNESS my hand and official seal this 22nd day of December, 2003.

Notary Public

My Commission Expires: _____

PATRICK DEVANEY
NOTARY PUBLIC
State of Texas
Comm. Exp. 03-06-2004