Davidson County DEEDWARR
Recvd: 01/30/04 13:42 2pgs
Fees:13.00 Taxes:370.00

20040130-0011858

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of January, 2004.

Notary Public

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

My Commission Expires: 12/15/07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Hickory Hollow Title, LLC
301 S. Perimeter Park Dr.
Suite 114
Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mary Yolani Delcid
1029 W. Eastland Ave.
Nashville, TN. 37206

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel 083-05-0-098.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Foundations Associates** hereinafter referred to as Grantors, hereby transfers and conveys to **Mary Yolani Delcid** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, and more particularly described as follows: Being Lot No. 18 of Block "E" Eastwood, a Plan of which is of record in Book 332, Page 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Foundations Associates, a Tennessee not-for-profit corporation, by Special Warranty Deed from Bob Nash and Michael Cartwright, both married men, of Record in Instrument Number 20031022-0155798, Register's Office for Davidson County, Tennessee, dated October 13, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003 are due and payable. Subsequent years a lien not yet due and payable.

The Plan of record in Plat Book 332, Page 63, said Register's Office.

Any and all visible easement lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an

accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1029 W. Eastland Ave. , Nashville, TN. 37206.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 26th day of January, 2004.

Foundations Associates by Bob Nash, Vice President

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 Bob Nash, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Vice President of Foundations Associates and who further acknowledge that he executed the forgoing instrument for the purposes therein contained by signing his name as the Vice President of Foundations Associates.

Witness my hand and official seal this 26th day of January, 2004.

Notary Public

HOLLY M. PHILLIPS
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY TN

My Commission Expires: 12/15/07