FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of April, 2004

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Barry T. Fox	NEW OWNER	Map 120
9862 Sam Donald Road		Group 13
Nolensville, TN 37135		Parcel 60 & 61

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Robert Karger, Successor Trustee U/A/D Aug 5 2002 of The Patricia Dundee Revocable Living Trust Agreement hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto Barry T. Fox and wife, Patricia P. Fox hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson, County, State of Tennessee, described as follows, to wit:

Being Lots Nos. 3 and 4 on the Plan of Seven Oaks Estates, Section 1, as of record in Plat Book 5200, Page 617, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Dundee, Trustee U/A/D Aug 05 2002 of the Patricia Dundee Revocable Living Trust Agreement by Quitclaim Deed from Pat Dundee, individually, of record in Instrument 20020813-0098061, said Register's Office. See also deed of record in Book 9342, Page 472, said Register's Office. The said Patricia Dundee now being deceased. The Grantor herein executes this instrument as Successor-Trustee U/A D Aug 5 2002 of The Patricia Dundee Revocable Living Trust Agreement.

This conveyance is subject to Restrictive Covenants of record in Book 6439, Page 266, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 617, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 1204 & 1206 Currey Rd., Nashville, TN 37217

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 7th day of April, 2004.

Robert Karger, Successor Trustee U/A/D Aug 05 2002 of The Patricia Dundee Revocable Living Trust Agreement

BY: _____
Robert Karger, Successor Trustee

Davidson County DEEDWARR
Recvd: 04/08/04 10:37 2pgs
Fees:13.00 Taxes:545.75

20040408-0040137

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert Karger, Successor Trustee U/A/D Aug 05 2002 of The Patricia Dundee Revocable Living Trust Agreement, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Successor Trustee U/A/D Aug 05 2002 of The Patricia Dundee Revocable Living Trust Agreement, and that he as such Successor Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Robert Karger, Successor Trustee.

Witness my hand and official seal at office, this 7th day of April, 2004.

My Commission Expires: 1-27-07

NOTARY PUBLIC

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.