PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 05/17/04 11:22 3pgs
Fees:18.00 Taxes:325.97
20040517-0057389

WARRANTY DEED

THIS INDENTURE is made and entered into this 13th day of May, 2004, by and between Jack Foster, a married man, hereinafter called Grantor, and Giachery Lizarraga and Holley Seals-Lizarraga, husband and wife, hereinafter called Grantees.

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 considerations, the receipt of which are hereby acknowledged, Jack Foster, a married man, as Grantor, does hereby bargain, sell, transfer and convey unto Giachery Lizarraga and Holley Seals-Lizarraga, husband and wife, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 952 Mansfield Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees 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 in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns and beneficiaries, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

CHRISTINE S. FOSTER, wife of Jack Foster, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

Jack Foster
Signature of Seller

Christine S. Foster
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **and HIS WIFE, CHRISTINE S. FOSTER,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **13th** day of **May, 2004.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

Giachery Lizarraga and Holley Seals-Lizarraga, husband and wife

1905 Oakhill Drive
Nashville, Tennessee 37206

Property Address:

952 Mansfield Street
Nashville, Tennessee 37206

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 82-8 PARCEL 362

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **$88100** 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 **13th** day of **May, 2004.**

Notary Public

BARBARA KEMPF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/22/07

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7390

EXHIBIT 'A'

Lot No. 11 in Olwill's Addition to East Nashville, as of record in Plat Book 57, page 134, Registers Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 50 feet on the south side of Mansfield Avenue and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Jack Foster, unmarried, by Installment Deed from Leonard T. Farrar, unmarried, of record in Book 5578, page 110, Register's Office for Davidson County, Tennessee. Jack Foster subsequently married Elaine H. Foster. These parties were divorced and by the Final Decree entered in the Fourth Circuit Court of Davidson County, Tennessee, Docket Number 85D-994, of record in Book 6766, page 985, said Register's Office, all of the right, title and interest in Elaine H. Foster by virtue of the marriage was divested out of her and vested into the said Jack Foster.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 82-8 PARCEL 362).

2. All matters as set forth on the Plan of record in Plat Book 57, page 134, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.