This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 07/21/04 16:19 2pgs
Fees:13.00 Taxes:333.00
20040721-0087540

ADDRESS NEW OWNER:

Jack Foster and wife, Christine S. Foster
138 Orchard Drive
Old Hickory, TN 37138

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 72-3
PARCEL 110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Shirley May Herndon, Devisee under the Last Will and Testament of Wayne Vincent Herndon**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Jack Foster and wife, Christine S. Foster** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 182 and the westerly 31 feet 8 inches of Lot No. 183 on the map of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.
>
> Said parts of Lots Nos. 182 and 183 front together 81 feet 8 inches on the southerly side of McChesney Avenue, and run back between parallel lines 205 feet to a dead line.
>
> Being the same property conveyed to Wayne Herndon by deed from Marcia Neiman and husband, William Neiman, of record in Instrument No. 20010105-00017656, Register's Office for Davidson County, Tennessee. The said Wayne V. Herndon having since died. The said Wayne V. Herndon, a/k/a Wayne Vincent Herndon, devised his property to Shirley May Herndon pursuant to the Last Will and Testament of Wayne Vincent Herndon of record in the Circuit Court Clerk's Office, Probate Division for Davidson County, Tennessee, under Docket No. 04P-1075.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1126 McChesney Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21st day of July, 2004.

Shirley May Herndon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Shirley May Herndon, Devisee under the Last Will and Testament of Wayne Vincent Herndon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 21st day of July, 2004.

Notary Public

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me
this 21st day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005