SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of August, 2004.

Notary Public

My Commission Expires: 11/2/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/31/04 12:03 2pgs
Fees:13.00 Taxes:897.25
20040831-0105192

ADDRESS NEW OWNER(S) AS FOLLOWS:
James A. Foran and Ann S. Foran
8199 Poplar Creek Road
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
155-020-A043.00CO

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, **Terry Craft and wife, Teresa Craft** hereinafter referred to as Grantors, hereby transfers and conveys to **James A. Foran and Ann S. Foran, husband and wife** 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, being Lot No. 43 on the Plan of Montcastle Estates of record in plat book 6900, page 326 and 327, Register's Office for Davidson County, Tennessee.

SAID Lot No. 43 fronts 86.00 feet on the southeasterly margin of Poplar Creek Road and extends back between parallel lines 126.88 feet to a dead line in the rear, measuring 86.00 feet thereon.

Being the same property conveyed to Terry Craft and wife, Teresa Craft by Warranty Deed from Alan B. Gordon and wife, Sylvia M. Gordon of record in book 11617, page 792, Register's Office for Davidson County, Tennessee, dated August 6, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 326-327, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7170, Page 926, Book 7260, Page 295, Register's Office for Davidson County, Tennessee.

Easement for Drainage of record in Book 9161, Page 847, Register's Office for Davidson County, Tennessee.

Easement for ROW of record in Book 8068, Page 271, 276, 281, 286, 286, 291, 296, Register's Office for Davidson County, Tennessee.

Easement for ROW of record in Book 8068, Page 508, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7421, Page 27, Register's Office for Davidson County, Tennessee.

Any and all visible easements 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 8199 Poplar Creek Road, Nashville, Tennessee 37221.

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 27th day of August, 2004.

Terry Craft

Teresa Craft

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry Craft and wife, and Teresa Craft, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of August, 2004.

Notary Public

My Commission Expires: 11/2/07

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

11290-BW