FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 282,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2004

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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:
Randall A. Foco	New Owners	Map 118
1651 Rancho Judith		Group 10
Alpine, CA 91901		Parcel 7

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

Susan H. West and Sandra J. Drew and Patricia A. Berry and Carolyn G. Smith, Heirs of the said Charles T. Hill

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Randall A. Foco and Jan Marie Foco, Trustees of The Foco Trust Dated May 5, 1993
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 Lot No. 10 and the easterly 20 feet of Lot No. 11, Block "E", on the Map of Battlefield Estates, Section No. 2, of record in Book 843, Page 108, Register's Office for said County.

Said Lot No. 10 and the easterly 20 feet of Lot No. 11 front together 100 feet on the northerly side of Sutton Hill Road and run back between lines 198 feet more or less, on the westerly line and 200 feet on the easterly line, with the westerly margin of McNairy Lane, to a dead line, and measures 82.7 feet thereon.

Being the same property conveyed to Charles T. Hill and wife, Effie P. Hill by deed from Mrs. J. M. (Hazeldean) Talley, Widow, of record in Book 4512, Page 614, said Register's Office. The said Effie P. Hill having predeceased Charles T. Hill. The said Charles T. Hill died leaving as Sole Heirs the Grantors herein.

This conveyance is subject to: (1) 2004 taxes which have been prorated and paid by the Grantors; (2) All matters appearing on the plan of record in Book 843, Page 108, 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 902 Sutton Hill Road, Nashville, TN 37204

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.

Davidson County DEEDWARR
Recvd: 10/25/04 14:13 2pgs
Fees:13.00 Taxes:1045.25
20041025-0128075

Witness our hands this 22nd day of October, 2004.

Heirs of the said Charles T. Hill

BY: _____
Susan H. West

BY: _____
Sandra J. Drew

BY: _____
Patricia A. Berry

BY: _____
Carolyn G. Smith

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 Susan H. West, Sandra J. Drew, Patricia A. Berry and Carolyn G. Smith, Heirs of the said Charles T. Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Heirs of the said Charles T. Hill, and as such Heirs, are authorized to execute this instrument on behalf of the said Charles T. Hill.

Witness my hand, at office, in Nashville, Tennessee, this 22nd day of October, 2004.

My Commission Expires: 3/31/07

_____
Notary Public

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.