Nashville
20006970

THIS INSTRUMENT PREPARED BY:
Beverly Ray Owens
Attorney at Law
5119 Summer Ave, Ste 407
Memphis, TN 38122

RETURN TO:

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 24th day of July, 2004, by and between WILLIAM E. FOSTER AND WIFE, JUNE A. FOSTER, and ANNIE S. CARROLL, a single person, party of the first part, and WILLIAM E. FOSTER AND WIFE, JUNE A. FOSTER, party of the second part:

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand p aid, and other good and valuable consideration, the receiptand sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second party, the following described real estate, situated in the County of Davidson, State of Tennessee and being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE FOR LEGAL DESCRIPTION

Being the same property conveyed to William E. Foster and wife, June A. Foster by Quit Claim Deed of record in Book 10154 page 861 in the Register's Office of Davidson County, Tennessee, and wherein Annie S. Carroll reserved unto herself a life estate in said property.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

x _____
ANNIE S. CARROLL pmh

x William E. Foster
WILLIAM E. FOSTER
x June A. Foster
JUNE A. FOSTER

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared WILLIAM E. FOSTER AND JUNE A. FOSTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the person(s) within named and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 24th day of July, 2004.

_____
NOTARY PUBLIC

My Commission Expires:
July 29, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared ANNIE S. CARROLL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the person(s) within named and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 24th day of July, 2004.

_____
NOTARY PUBLIC

My Commission Expires:
July 26, 2006

Davidson County DEEDQC
Recvd: 02/15/05 09:09 3 pgs
Fees:18.00 Taxes:40.70

20050215-0016885

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $ 11,000

Beverly A. Feinstein
Affiant

Sworn to and subscribed before me this 24th day of July, 2004.

Rick Moore
Notary Public

My Commission Expires:
July 29, 2006

RICK MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO.

PROPERTY KNOWN AS: vacant land

NAME AND ADDRESS OF OWNER & MAIL TAX BILLS TO: William E. Foster and June A. Foster 2949 Union Hill Rd, Joelton, TN. 37080

PARCEL NO. 15-00-0 098.00

RETURN TO TITLE DEPT.
JIM WALTER HOMES INC.
P.O. BOX 31601
TAMPA, FLORIDA 33631-3601

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT A

William E. Foster and wife, June A. Foster

Land in Davidson County, Tennessee, on the south side of Union Hill Road about one mile east of Joelton, being bounded on the north by Union Hill Road, the east by Thomas F. Henning (Map 15, Par. 171) and William C.Gifford,Jr. (Map 15, Par.99.0), on the south by Interstate 24 west and on the west by Edward K. Williams (Map 15, Par.177) and remaining lands of William E. Foster, being more particularly described as follows:

Beginning at an existing iron rod in the south margin of Union Hill Road, being 25 feet off the centerline, being the northwest corner of the Thomas F. Henning 3.2 acre tract of record in Deed Book 5866, Page 359, R.O.D.C.T. and the northeast corner of the herein described tract; thence with the common lines of said Henning property S08°-07'-47"E, 181.31 feet to an existing iron rod; thence N89°-06'-16" E, 79.65 feet to a fence corner post; thence S 00°-26'-47" W, 332.20 feet to an iron rod at a 12"wood fence corner post; thence N88°-17'-09" E, 140.00 feet to an existing iron rod in the west line of the William C.Gifford, Jr. Property in Deed Book 11737, Page 791, R.O.D.C.T. (Map 15, Par.99.0); thence with Gifford's east line being a fence, S02°-56'-39" W, 1355.87 feet to an existing iron rod in the north margin of Interstate 24 west; thence with said margin N80°-17'-02"W, 81.00 feet to an existing iron rod at corner to the Edward K Williams property of record in Deed Book 9243, Page 433, R.O.D.C.T. (Map 15, Par.177.0); and being the southwest corner of the herein described property; thence N 00°-23'-31" E, passing a corner of said Williams at 295 48 feet and continuing for a total distance of 1,059.13 feet to a new iron rod set; thence S89°-51'-39"W, 127.63 feet to a new iron rod set; thence N01°-38'-32"W, 347.33 feet to a new iron rod set; thence Due East , 55.00 feet to a new iron rod set; thence N01°-10'-09"W, 240.00 feet to a new iron rod set; thence N06°-29'-04"W, 173.23 feet to a new iron set in the south margin of Union Hill Road; thence with same N46°-28'-41"E, 50.00 feet to the point of beginning, containing 5.12 acres, more or less.

Description from survey by Ralph Roberson-Surveyor, T.R.L.S. No.425 , 428 Kinhawk Drive, Nashville, TN 37211, dated August 8, 2004.

Being a portion of the same land conveyed from Annie S. Carroll, aka Annie Estelle Carroll, a widow, to William E. Foster and wife, June A. Foster in Deed Book 10154, Page 861, Register's Office, Davidson County, Tennessee.