BILL GARRETT, Davidson County
Trans:T20090082677 DEEDWARR
Recvd: 12/07/09 14:20 4 pgs
Fees:23.00 Taxes:18.50
20091207-0111932

GENERAL WARRANTY DEED

FROM: Galen L. Foster
Grantor

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
Suite 800
401 Commerce Street
Nashville, Tennessee 37219

TO: Friends of Radnor Lake
Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number:
1160 Otter Creek Road Nashville, TN 37220	[New Owner]	145-11-030

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Five Thousand and No/100 Dollars ($5,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me this the 4th day of December, 2009.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC
SHERIFF & WARRANTY
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 6, 2013

FOR AND IN CONSIDERATION OF the sum of Five Thousand and No/100 Dollars ($5,000.00), the receipt and sufficiency of which are hereby acknowledged, Galen L. Foster

("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Friends of Radnor Lake a Tennessee non-profit corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as 1108 Stonewall Jackson Court, Nashville, TN 37220.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor his heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor represents and covenants that the Property is a vacant lot and has never been the residence of Grantor or his spouse.

Witness my hand this 4TH day of December, 2009.

Galen L. Foster.
GALEN L. FOSTER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sherry G. Winecoff, a Notary Public of said County and State, Galen L. Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 4th day of December, 2009.

Sherry G. Winecoff
Notary Public

My Commission Expires:

SHERRY G. W...
STATE OF TENNESSEE NOTARY PUBLIC
...Y OF DAVID...
...SSION EXPIRES: ... 6, 2013

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EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being shown as reserved tract 0.96 acres (30) on the Plan of Granny White Park of record in Book 3700, Page 72, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Stonewall Jackson Court at the common corners of the subject lot and Lot 19; thence southeastwardly 103.5 feet to a point; thence eastwardly 257.5 feet to a point; thence southwardly 128.1 feet to a point, an unnamed distance; thence westwardly to a point in the easterly margin of Stonewall Jackson Court; thence along said margin of said Court 199.2 feet to the point of beginning, consisting 0.96 acres.

Being the same property conveyed to Galen L. Foster by deed from Haury and Smith Contractors, Inc., of record as Instrument No. 20030507-0060822, in the Register of Deeds Office, Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Taxes for 2010 constitute a lien, but are not yet due and payable.

2. Matters shown on the Plan of record in Book 3700, Page 72, said Register's Office. Subject to a twenty foot ingress and egress easement across the northerly margin of the subject property as shown on said plan together with the following note: "the maintenance of ingress and egress to reserved tract to be the responsibility of the owner of said tract".

3. Permanent easement granted to Edward M. Yarbrough of record in Book 5572, Page 761, Register's Office for Davidson County, Tennessee.