OFFICIAL RECEIPT

BOY 40

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
American General Corporation (NAME)	Same (NAME)	116-12-A-16
c/o H. J. Bremermann, Jr. 3704-Q Estes Road (STREET ADDRESS OR POST NUMBER)	(STREET ADDRESS)	7DA 76018
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5942 PAGE 215

For and in consideration of the sum of Ten and No/100----------
----------($10.00)---------- DOLLARS
cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Thomas G. Foster, unmarried,
have bargained and sold, and by these presents do transfer and convey unto the said
American General Corporation

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Unit No. 16 on the Plat of Estes Glen Residential Condominiums, Phase V, of record in Book 5190, page 47, Register's Office for Davidson County, Tennessee. Also included is an unencumbered, undivided one-seventeenth (1/17th) or 5.882% of all the general common elements as described in the Master Deed of record in Book 4923, page 411, Register's Office for Davidson County, Tennessee, as amended in Book 4927, page 793, and in Book 5239, page 922, said Register's Office; the carport adjacent to Unit No. 16 as shown on the Plat aforesaid; and any part of open space shown on the Plat aforesaid clearly delineated for independent use adjacent to and in connection with the use of the foregoing.

Being the same property conveyed to Thomas G. Foster, unmarried, by deed from Walter R. Benneyworth and wife, Dorothy Benneyworth, of record in Book 5279, page 1, Register's Office for Davidson County, Tennessee.

The above described property is unencumbered except as follows:

(1) 1982 real property taxes which have been prorated and assumed by the Grantee.

(2) All provisions, covenants and restrictions contained in the Master Deed establishing the horizontal property regime of Estes Glen Residential Condominiums and the By-Laws of the Association of Owners thereof, attached to said Master Deed as Exhibit "C", of record in Book 4923, page 411, Register's Office for Davidson County, Tennessee, as amended in Book 4927, page 793, and in Book 5239, page 922, said Register's Office; all matters shown on the Plat of record in Book 5190, page 47, said Register's Office; and all other easements restrictions, and setback lines of record. Notice is expressly given that the Master Deed permits the annexation of additional property, in which event the percentage of undivided ownership interest in the common elements shall automatically be shifted and reallocated and reduced.

unimproved ( )
This is improved (X) property, known as Unit No. 16, Estes Glen Residential Condominiums (House Number) (Street)
3704-Q Estes Road, Nashville, Tennessee 37215
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 27th day of September, 19 82.

THOMAS G. FOSTER

BOOK 5942 PAGE 216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State the within named Thomas G. Foster, unmarried,

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of September, 19 82.

My commission expires My Commission Expires Oct. 15, 1983 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 185,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me
this 27th day of September, 19 82.

My commission expires My Commission Expires Oct. 15, 1983 Notary Public

This instrument was prepared by:

Name	Address
BONE & WOODS, P.C., Tenth Floor, US Bank Building, Nashville, Tennessee	37219

1377 09/27 437.50- CHECK

WARRANTY DEED

FROM

THOMAS G. FOSTER

TO

AMERICAN GENERAL CORPORATION

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

IDENTIF. REFERENCE

SEP 27 3 00 PM '82

FELIX MILSON II REGISTER
DAVIDSON COUNTY, TN

H10217.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5942 PAGE 217

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			165000.00- CO	
			481.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	487.50-
1077A09/27/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 102117

IDENTIF. REFERENCE

SEP 27 3 00 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 901874