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H 28733

BOOK 6000 PAGE 85

IDENTIF. REFERENCE

JAN 31 12 13 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

X James A. Foster Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JANUARY, 19 83.

Gene Mc Floyd
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Foster, Sr. (NAME)	Union Modern Mortgage Corporation (NAME)	13DA-67220
3215 Briarwick Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Drawer 3318 (STREET ADDRESS)	80-8
Nashville, TN. 37204 (CITY) (STATE) (P. O ZIP)	Little Rock, AR. 72203 (CITY) (STATE) (ZIP)	338

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, Lincoln Funding Company, a partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Foster, Sr. et ux Vania Foster, as tenants by the entirety

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. 101 on the Plan of Bordeaux Hills Addition, of record in Book 4460, Page 9, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Lincoln Funding Company by deed from Dorothy Bevels, of record in Book 5931, Page 586, said Register's Office.

THIS conveyance is subject to restrictions of record in Book 4495, Page 859, said Register's Office.

THIS conveyance is subject to a public utilities easement; Colonial Pipeline Co. Easement; and building lines of record in Book 4460, Page 9, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 3215 Briarwick Drive (House Number) (Street) Nashville, TN. 37204 (P O Address) (City or Town) (Postal Zip)

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.

Witness my hand this 24TH day of JANUARY, 1983

Lincoln Funding Company

By: Jack L Goodman

STATE OF TENNESSEE
Davidson County

BOOK 6000 PAGE 86

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Lincoln Funding Company

TO
James A. Foster, Sr.

title escrow, inc.
do
suite 218
640 spence lane
nashville, tennessee 37217
Julie Box #24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Jack I. Goodman with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of Lincoln Funding Company, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 24th day of January, 1983.

Sue M. Floyd
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 4/21/85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6000 PAGE 87

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
			36000.00- CO	
			93.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	100.10-
4379A	01/31/03		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H28733

IDENTIF. REFERENCE

JAN 31 12 13 PM '03

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 926642