#3819 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 6558 PAGE 411

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 221
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARK A. FOSTER (NAME)	STANDARD FEDERAL, SAVINGS & LOAN (NAME)	Map 104-11
2004 Natchez Trace (STREET ADDRESS OR ROUTE NUMBER)	481 No. Frederick Avenue (STREET ADDRESS)	Parcel 133
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Gaithersburg, MD 20877 (CITY) (STATE) (ZIP)	FB 24W-4170

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, SHERILYN HUFFMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK A. FOSTER, unmarried, and ARTHUR D. FOSTER and wife, NORMA G. FOSTER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 25 and the southerly 5 feet of Lot 24 on the Plan of Bransford Realty Company's Subdivision of Edgar Jones Home Place of record in Plat Book 421, page 7, Register's Office for said County.

Said Lots adjoin and front together 60 feet on the easterly side of Natchez Trace and runs back 180 feet on the northerly line and 180 on the southerly line to a line in the rear which measures 60 feet thereon.

Being the same property conveyed to Sherilyn Huffman Kramer, married, by deed from Will Ed Coltharp, Jr., unmarried of record in Book 5682, page 137, said Register's Office, the said Sherilyn Huffman Kramer having since divorced and having been restored to her maiden name, said Sherilyn Huffman Kramer being one and the same as Sherilyn Huffman, and Sheri Huffman Kramer.

This conveyance is made subject to: (1) 1985 Taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 421, page 7, said Register's Office.

J 0 5 3 2 9

IDENTIF. T REFERENCE

MAY 16 10 46 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 2004 Natchez Trace, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 14th day of May, 19 85.

Sherilyn Huffman
SHERILYN HUFFMAN

Attorney-in-Fact for the said Sherilyn Huffman by Power of Attorney recorded simultaneously herewith.

Jane C. Sieberling / Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHERILYN HUFFMAN the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of May, 19 85.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, 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 _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of May, 1985, before me personally appeared Jere G. Seiberling, to me known or proven to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of SHERILYN HUFFMAN and acknowledged that she executed the same as the free act of the said SHERILYN HUFFMAN.

Witness my hand and seal at office in Nashville, Tennessee this 14th day of May, 1985.

My commission expires: 1/10/89

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 19 85

MY COMMISSION EXPIRES: 1/10/89
(AFFIX SEAL)

Notary Public

3679 WARRANTY DEED 85 16 37 38 - CHECK

FROM
SHERILYN HUFFMAN

TO
MARK A. FOSTER and ARTHUR D. FOSTER and NORMA G. FOSTER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____

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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
			108000.00- CAMT.	
			280.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 287.30-	
			8679A05/16/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 5 3 2 9

IDENTIF. REFERENCE

MAY 16 10 46 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 135344