BOOK 6811 PAGE 280

FORM NO. WD-1

BOX 10

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,715.99

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March, 1986

Notary Public

MY COMMISSION EXPIRES: 7/8/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTY.
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Foster et ux (NAME)	Mid-States Mortgage Corporation (NAME)	C087-13-0 027.00
4345 Central Valley Drive (STREET ADDRESS OR ROUTE NUMBER)	G.P.O. Box 463-A (STREET ADDRESS)	04D 12880
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Detroit, Michigan 48232 (CITY) (STATE) (ZIP)	

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, Tenna Ltd.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W. Foster and wife, Lydia C. Foster its 45% undivided interest

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:

Land in Davidson County, Tennessee, being Lot No. 43 on the plan of Central Valley Forest, of record in Book 5800, page 72, Register's Office for said County.

Said Lot No. 43 fronts 70.00 feet on the northwesterly margin of Central Valley Drive and extends back 120.00 feet on the northwesterly line and 121.45 feet on the southeasterly line to a dead line in the rear, measuring 62.44 feet thereon.

Being the same property conveyed to Charles W. Foster and wife, Lydia C. Foster a 55% undivided interest and Federal Properties, Inc. a 45% undivided interest by deed from Federal Home Builders, Inc. of record in Book 6340, page 46, Register's Office for Davidson County, Tennessee. Federal Properties, Inc.'s 45% undivided interest having since been conveyed to Tenna Ltd. by quitclaim deed of record in Book 6431, page 804, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 5903, page 660, said Register's Office and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6340, page 49, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 4345 Central Valley Drive, Hermitage, TN 37076
(House Number) (Street) (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 21st day of March, 1986

Tenna Ltd.

BY: Susan Farmer, Vice President

394

OFFICIAL RECEIPT

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

BOOK 6811 PAGE 281

County of _____

Personally appeared before me, _____, a Notary Public of said county, _____

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Susan Farmer, with whom I am personally acquainted and who upon her several oaths acknowledged herself to be the Vice President of Federal Properties, Inc., a corporation, the general partner of Tenna Ltd., a limited partnership, the within named bargainor, and she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Susan Farmer as Vice President.

Witness my hand and official seal at Nashville, Tennessee on this the 21st day of March, 1986.

My commission expires: 7-18-87

Notary Public

WARRANTY DEED

FROM

Tenna Ltd.

TO

Charles W. Foster and wife,

Lydia C. Foster

IDENTIFY REFERENCE

MAR 24 | 20 PM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

8 5 4 8 7

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

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

RECEIVED OF _____

FOR _____

BOOK 6811 PAGE 282

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
			24715.99- CAPIT.	
			64.22 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	70.72-
			5945A03/24/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85487.

IDENTIFICATION REFERENCE

MAR 24 1 29 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 230194