THIS INSTRUMENT PREPARED BY:

W. Allen Barrett
Attorney at Law
216 Third Avenue, North
Nashville, Tennessee 37201
(615) 256-2694

LIMITED WARRANTY DEED

ADDRESS OF NEW OWNER:	A.R. Ashworth P.O. Box 22635 Nashville, Tennessee 37202
SEND TAX BILL TO:	A.R. Ashworth P.O. Box 22635 Nashville, Tennessee 37202
MAP PARCEL NUMBER:	107-5/158

FOR AND IN CONSIDERATION OF one dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledge, I, Richard Danny Foster by these presence herein by a good and valid limited warranty deed convey unto A.R. Ashworth, his successors and assigns, all my right, title and interest in the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Bel-Air, Section II, as of record in Book 2900, pages 29 to 32, both inclusive, Register's Office for Davidson County, Tennessee.

Said Lot No. 156 fronts 80 feet on the southerly side of Laurinda Drive, and extends back 140 feet on the west line and 128.6 feet on the east line, to a dead line in the rear on which it measures 48 feet.

Being the same property conveyed to Nellie Mai Simpson by deed from New Haven Park Company of record in Book 3569, page 239, Register's Office for Davidson County, Tennessee.

Being the same property conveyed in accordance with an order of the Chancery Court for Davidson County, Tennessee, Part II, dated May 29, 1979, and recorded in Minute Book 109, Page 552, Office of the Clerk and Master for Davidson County, Tennessee, in a cause styled Maggie E. Ashworth, Administratrix C.T.A. vs. Bessie F. Foster and Maggie E. Ashworth, from Maggie E. Ashworth, Administratrix C.T.A. of the Estate of Nellie M. Simpson to Bessie F. Foster and Maggie E. Ashworth, as tenants in common, of record in Book 5472, Page 354, Register's Office of Davidson County, Tennessee.

Being the same property devised to Richard Danny Foster by the Last Will and Testament of Bessie Flora Foster, Probate Court of Davidson County, Tennessee, Docket Number 78322, Will Book 154, Page 710, Affidavit of Heirship of record in Book 6928, Page 992, Register's Office of Davidson County, Tennessee.

This is improved property known as 1929 Laurinda Drive, Nashville, Tennessee, 37217.

Said property is conveyed subject to all liens, restrictions, easements, leases, covenants and encumberances presently of record and subject to zoning odinances or laws of any governmental authority as may affect the premises. Bargainor, Richard Danny Foster does covenant that he is lawfully seized and possessed of said land as tenants in common and that he has a good right to convey his interest.

Witness my hand this 28th day of July.

Richard Danny Foster
RICHARD DANNY FOSTER

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Personally appeared before me, Donna L Tyler, a Notary Public in and for said County and State, Richard Danny Foster, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of July, 1986.

Donna L Tyler
NOTARY PUBLIC
My commission expires: 1-10-89

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

FILED
AUG 21 9 25 AM '86
REGISTER'S OFFICE

333837

The actual consideration or value whichever is greater for this transfer is twenty three thousand dollars ($23,000.00).

Richard Danny Foster
RICHARD DANNY FOSTER, Affiant

Sworn to and subscribed before me on this the 28th day of July, 1986.

Donna L Tyler
NOTARY PUBLIC
My commission expires: 1-10-89

OFFICIAL RECEIPT

FELIX Z. WISDOM, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6955 PAGE 513

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

23003.00- CAMT.
64.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 70.90-
2640AC8/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 3 8 IDENTIFICATION REFERENCE Aug 21 9 25 AM '86

No. 285660