Prepared by: Harlan Dodson, III, P.O. Box 1368, Madison, TN 37116, without warranties, from information provided by the parties

WARRANTY DEED

BOOK 7521 PAGE 6

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel E. Foster & wife	same	Map 30/
Brenda K. Foster (NAME)	(NAME)	
3717 Bear Hollow Rd.		PO/Parc.36
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton TN. 37080		Par. 207
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------$10.00---------- Dollars,

cash in hand paid by the grantees hereinafter named, and other good and valuable consideration, receipt of which is hereby acknowledged, including the assumption of the mortgage as evidenced in Installment Deed of record in Book 6702, page 538, Register's Office for Davidson County, Tn., which secures the payment of the original principal sum of $8,900.00, to James I. Caldwell, III, and David R. Wade, III, payable as therein specified.

CHARLES W. KELL AND WIFE, PATSY L. KELL

have this day bargained and sold, and do hereby transfer and convey unto the said SAMUEL E. FOSTER AND WIFE, BRENDA K. FOSTER

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEGINNING at a point in the centerline of Bear Hollow Road, the same being the northwest corner of a 5 acre tract conveyed to James D. Foster; thence with James D. Foster's west line, South 2 deg. 28' 08" West passing through an iron pin in the south margin of said road and crossing Bear Hollow Creek about 535.77 feet to an iron pin; James D. Foster's southwest corner and the southeast corner of this tract; thence South 73 deg. 49' 21" West 450 feet to an iron pin; thence North 2 deg. 28' 08" East crossing back across Bear Hollow Creek and passing through an iron pin in the south margin of said road about 535.77 feet to a point in the centerline of said road; thence with the centerline of said road, North 73 deg. 49' 21" East 450 feet to the beginning, containing 5.00 acres, more or less.

BEING THE SAME property conveyed to Charles W. Kell and wife, Patsy L. Kell by installment deed from James I. Caldwell, III and David R. Wade, III of record in Book 6702, page 538, Register's Office for Davidson County, TN.

This conveyance is subject to the right of way for Bear Hollow Road and the westerly 5 feet of a 10 foot utility easement running with the east line of the above described property.

This conveyance is subject to the following restrictions: (1) All dwellings to have completed exteriors, including water, overflows, septic tank, electricity, underpinning being completely covered from dwelling to grade; (2) No vehicles of any kind on said property except with current year licenses.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9,000.00

Subscribed and sworn to before me this the 19th day of April 19 88

Affiant

My commission expires: _____ (Affix Seal)

B. Edwards - Dep. Rg.
Notary Public

unimproved (X)
This is improved ( ) property, known as _____ (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. mortgage of record, current year taxes, and any matters of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 18th day of April, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles W. Kell
CHARLES W. KELL

Patsy L. Kell
PATSY L. KELL

7521

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7521 PAGE 7

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Charles W. Kell and wife, Patsy L. Kell

the within named bargainors, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, *Tennessee, this* 18th *day of* April, *19* 88.

Notary Public

Commission expires 5-18-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *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* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

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

_____ *Notary Public*

Commission expires _____

22801

WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

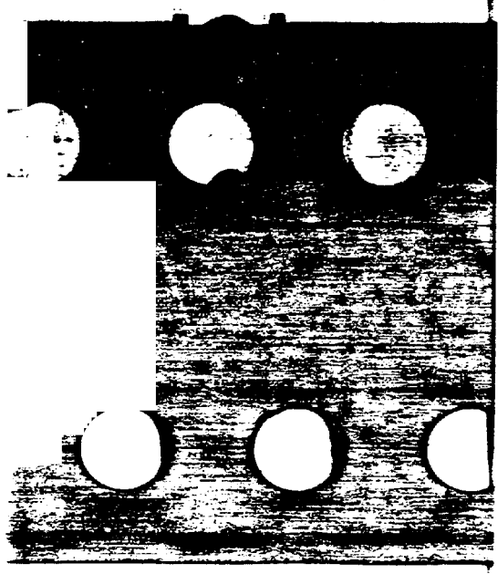
Apr 19 2 58 PM '88

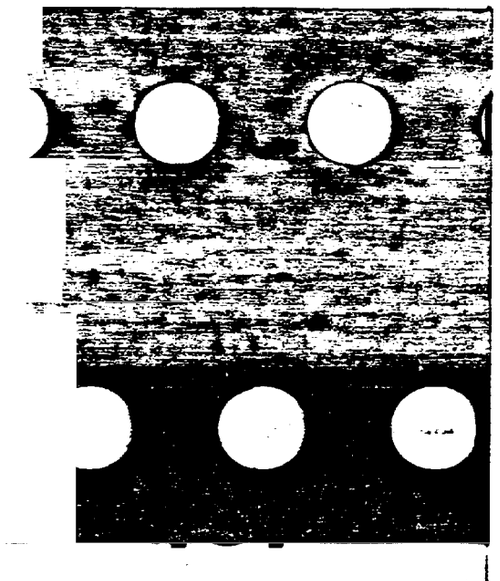
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

USH

6122 04/19 0101 03CHECK 31.70

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7521 PAGE 8

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 9000.00
				CON TX 25.20
				PRFEE 0.50
				WDEED 6.00
				TOTAL 31.70
				CHECK 31.70
04/19/88	01			14:52 0001 6122

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22801

IDENTIFICATION REFERENCE

APR 19 2 50 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 82244