THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Robert E. Cuttino, Jr. 2004 Natchez Trace Nashville, TN 37212	Citizens & Southern Mortgage Corporation P.O. Box 656 Tucker, GA 30085-0656	MAP 104-11 PARCEL 133 24W-04170

WARRANTY DEED

BOOK 7792 PAGE 746

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark A. Foster and Arthur D. Foster and wife, Norma G. Foster hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert E. Cuttino, Jr. and Timothy J. Siktberg, both unmarried hereinafter called the Grantee, Grantee's 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 No. 24 on the plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Book 421, page 7, Register's Office for said County.

SAID Lots adjoin and together front 60 feet on the easterly margin of Natchez Trace (formerly 28th Avenue and Compton Road) and extends back between parallel lines a distance of 180 feet to a dead line.

BEING the same property conveyed to Mark A. Foster, unmarried, and Arthur D. Foster and wife, Norma G. Foster by deed from Sherilyn Huffman of record in Book 6558, page 411, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Arthur D. Foster by Norma Glyn Foster as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

The affidavit of said Attorney in Fact is attached as "Exhibit A" to this deed and incorporated herein by reference.

This is (an) improved property, known as 2004 Natchez Trace, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 13th day of March, 1989.

Arthur D. Foster
BY: Norma Glyn Foster
Attorney in Fact

Mark A. Foster

Norma G. Foster

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th day of March, 1989, before me personally appeared Mark A. Foster and Norma G. Foster, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7792 PAGE 747

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 131,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 13th day of March, 19 89.

_____
Notary Public

My Commission Expires: Oct 9, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Norma Glyn Foster, 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 on behalf of Arthur D. Foster as his Attorney in Fact as the free act and deed of the within named Arthur D. Foster.

Witness my hand and official seal at Nashville, Tennessee, this the 13th day of March, 1989.

_____
NOTARY PUBLIC

My commission expires: Oct 9, 1991

WARRANTY DEED

from:
Mark A. Foster and Arthur D. Foster
and Norma G. Foster

to:
Robert E. Cuttino, Jr. and Timothy
J. Siktberg, both unmarried

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 28248

"EXHIBIT A"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7792 PAGE 748

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Norma G. Foster
Affiant

Sworn to and subscribed before me this 13th day of March, 1989.

Christy Wilkinsburg
Notary Public

My Commission Expires: Oct 9, 1991

CHRISTY WILKINSBURG NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

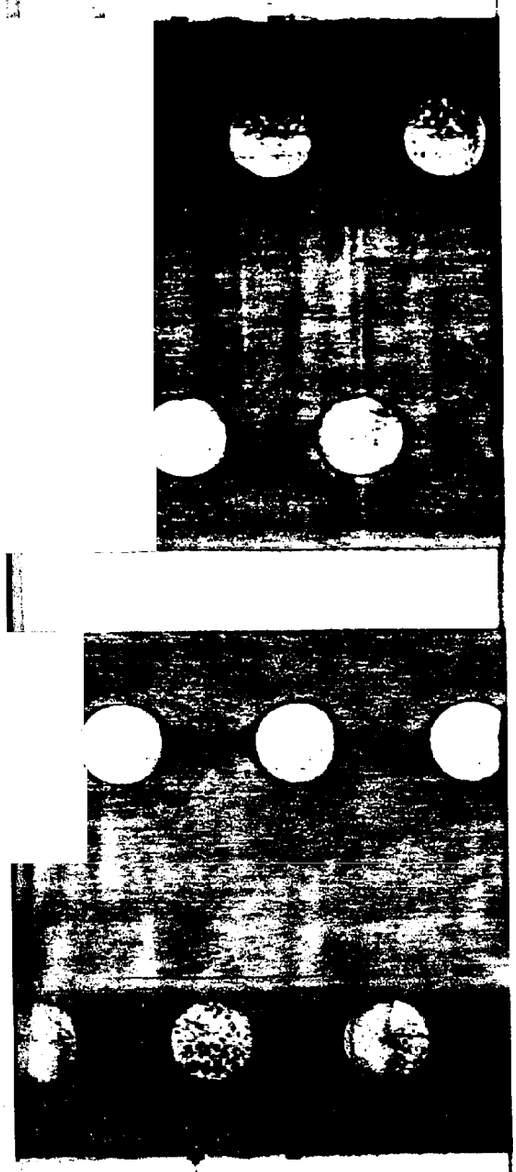
3495 03/14 0101 03CHECK 443.45

IDENTIFICATION REFERENCE

Mar 14 1 43 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

16242



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

RECEIVED OF _____

FOR _____

BOOK 7792 PAGE 749

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	131500.00
CON TX	433.95
PRFEE	0.50
MISC	9.00
TOTAL	443.45
CHECK	443.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/14/89 01 13:46 0001 5495

16242

IDENTIFICATION REFERENCE

Mar 14 1 43 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 190024