BOOK 7831 PAGE 760

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,500.00

Rob Darnell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 19 89

Notary Public

MY COMMISSION EXPIRES December 29, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
ROB DARNELL	SEND TAX BILLS TO NEW OWNER	4D 44960
(NAME)	(NAME)	
720 REBEL ROAD		53-3-208
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
OLD HICKORY, TN 37138		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, RAYMOND J. FOSTER AND WIFE, LOUISE JONES FOSTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROB DARNELL AND WIFE, CAYE DARNELL

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 THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 149, SECTION B, VILLAGE OF OLD HICKORY, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON PLAN RECORDED JULY 16, 1948 IN BOOK 1424, PAGE 67, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; LOCATED ON THE SOUTHEAST CORNER OF INTERSECTION OF OVERTON AND FOURTEENTH STREETS, CONTAINING 0.12 ACRES, MORE OR LESS.

SUBJECT TO AND/OR RESERVING ONE (1) PERMANENT EASEMENT TEN (10) FEET WIDE FOR UTILITIES; AND ALL RIGHTS IN CONNECTION WITH SAID EASEMENT, INCLUDING THE INGRESS AND EGRESS OVER THE PROPERTY HEREIN CONVEYED FOR SERVICING EASEMENT, ARE EXPRESSLY RESERVED TO THE GRANTOR. ALL AS SHOWN ON SAID RECORDED PLAN, WHICH IS MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO.

BEING THE SAME PROPERTY CONVEYED TO RAYMOND J. FOSTER AND WIFE, LOUISE JONES FOSTER BY DEED OF RECORD IN BOOK 1718, PAGE 570, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID RAYMOND J. FOSTER BEING ONE IN THE SAME PERSON AS RAYMOND J. FOSTER, SR..

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

REFERENCE IS HEREBY MADE TO THE GENERAL AND DURABLE POWERS OF ATTORNEY OF RAYMOND J. FOSTER, SR. AND WIFE, LOUISE JONES FOSTER, BEING RECORDED SIMULTANEOUSLY HEREWITH.

THE AFFIDAVITS OF ATTORNEY-IN-FACT ARE HEREBY ADDED TO AND MADE A PART HEREOF.

This is improved X unimproved property, known as 1401 OVERTON STREET , OLD HICKORY , TN , 37138
(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 our hand s this 1st day of May , 19 89

RAYMOND J. FOSTER: Raymond J. Foster
BY: MARY F. HARLIN, His Atty-In-Fact
LOUISE JONES FOSTER: Louise Jones Foster
BY: RAYMOND J. FOSTER, JR., her Atty-In-Fact

STATE OF TENNESSEE
County of
Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day of , 19

Commission expires

Notary Public

STATE OF TENNESSEE
County of DAVIDSON
Personally appeared before me, MARY F. HARLIN, in her capacity as Attorney-In-Fact for RAYMOND J. FOSTER

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of May 19 89

Commission expires 12/29/90

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, RAYMOND J. FOSTER, JR., in his capacity as Attorney-In-Fact for LOUISE JONES FOSTER with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of May, 1989.

Commission Expires: 12/29/90

W. K. GEORGAS, JR. Notary Public

WARRANTY DEED

FROM

RAYMOND J. FOSTER, et ux

TO

ROB DARNELL, et ux

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

AFFIDAVIT OF ATTORNEY IN FACT

PURSUANT TO THE POWER OF ATTORNEY OF:

RAYMOND J. FOSTER, SR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

1. That the document to which this Affidavit, or a certified true copy of this Affidavit, is attached 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 and authority granted unto the undersigned by said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death.

4. That, whereas, the real property conveyed in the Warranty Deed to which this Affidavit is attached was conveyed to Raymond J. Foster and Louise Jones Foster, his wife, as evidenced by the deed of record in Book 1718, Page 570, Register's Office for Davidson County, Tennessee, the said principal, Raymond J. Foster, Sr., is one and the same person as the said Raymond J. Foster named as Grantee in said deed, being also the father of the undersigned Mary F. Harlin, the father of Raymond J. Foster, Jr., and the spouse of Louise Jones Foster.

FURTHER THE AFFIANT SAYETH NOT:

WITNESS my hand on this the 15 day of May, 1989.

Mary F Harlin
MARY F. HARLIN

SWORN to and subscribed before me, this the 15 day of May, 1989.

W. K. Georgas
W. K. Georgas, Jr., Notary Public

My Commission Expires: 12/29/90

29859

IDENTIFICATION

MAY 3 10 52 AM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN

AFFIDAVIT OF ATTORNEY IN FACT

PURSUANT TO THE POWER OF ATTORNEY OF:

LOUISE JONES FOSTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

1. That the document to which this Affidavit, or a certified true copy of this Affidavit, is attached 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 and authority granted unto the undersigned by said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death.

4. That, whereas, the real property conveyed in the Warranty Deed to which this Affidavit is attached was conveyed to Raymond J. Foster and Louise Jones Foster, his wife, as evidenced by the deed of record in Book 1718, Page 570, Register's Office for Davidson County, Tennessee, the said, Raymond J. Foster, Sr., is one and the same person as the said Raymond J. Foster named as Grantee in said deed, being also the father of the undersigned Raymond J. Foster, Jr., the father of Mary F. Harlin, and the spouse of the said principal, Louise Jones Foster.

FURTHER THE AFFIANT SAYETH NOT:

WITNESS my hand on this the 15th day of May, 1989.

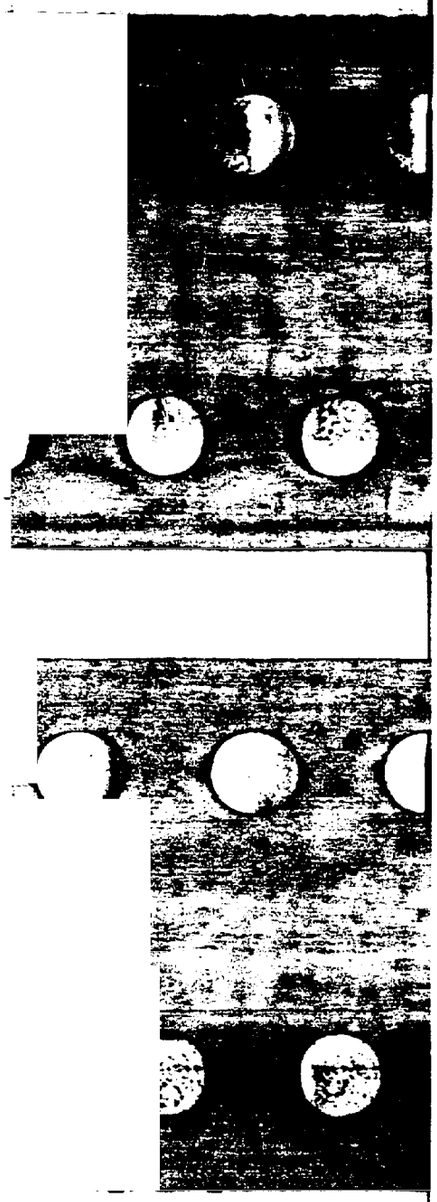
Raymond J. Foster, Jr.
RAYMOND J. FOSTER, JR.

SWORN to and subscribed before me, this the 15th day of May, 1989.

W. K. Georgas, Jr.
W. K. Georgas, Jr., Notary Public

My Commission Expires: 12/29/90

2479 05/03 0101 03CHECK 185.75



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7831 PAGE 764

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 52500.00
CON TX 173.25
PRFEE 0.50
WDEED 12.00
TOTAL 185.75
CHECK 185.75

05/03/89 01 10:53 0001 2479

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29859

IDENTIFICATION REFERENCE

MAY 3 10 52 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 205960