Pd 4

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Edwin A. Groves Lillian Foster 4710 Packard Drive Nashville, TN 37211	H.U.D.	148-14-90 5DU-43827

WARRANTY DEED BOOK 7879 PAGE 879

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain Deed of Trust of record in Book 6637, Page 479, Register's Office for Davidson County, Tennessee, to secure to Colwell Financial Corporation, the original principal amount of $56,000.00, payable as therein specified; we, **Stephen N. Foster and wife, Cynthia J. Foster**, have bargained and sold, and by these presents do transfer and convey unto the said **Edwin A. Groves and Lillian Foster, tenants in common each a one-half undivided interest**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 83, Blanchard Heights, as of record in Book 2663, page 62 and 63, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen N. Foster and wife, Cynthia J. Foster by deed from Thomas N Jacobs, Jr. and wife, Rebecca S. Jacobs of record in Book 6637, Page 476, said Register's Office for Davidson County, Tennessee. The said Stephen N. Foster and Cynthia J. Foster having sinced divorced and both Stephen N. Foster and Cynthia J. Foster execute this instrument conveying all right, title and interest that each have in the herein described property is granted by the Final Decree of Divorce.

1597 07/03 0101 03CHECK 225.13

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **4710 Packard Drive, Nashville, TN 37211**

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.

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 29 day of June, 1989

Stephen N. Foster

Cynthia J. Foster

46169

IDENTIFICATION

Jul 3 11 11 AM '89

PEGGY Z WILSON REGISTER
DAVIDSON COUNTY, TN

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 Stephen N. Foster and Cynthia J. Foster, the bargainor(s), 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 Nashville, Tennessee, this 29 day of June, 1989

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92 BOOK 7879 PAGE 880

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $64,084.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 29 DAY OF June, 1989.

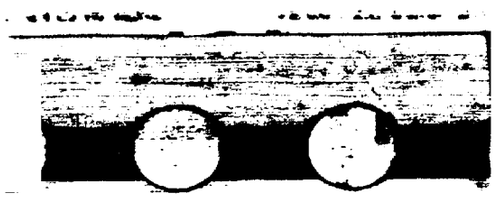
NOTARY PUBLIC

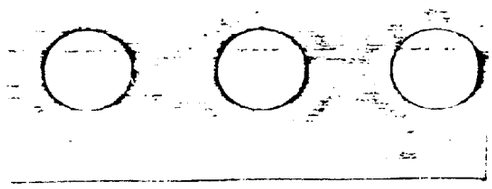
MY COMMISSION EXPIRES:
5-20-92

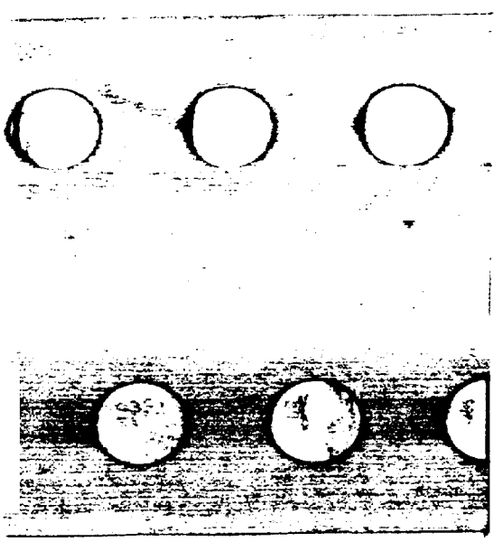
This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7879 PAGE 881

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	66084.00
CON TX	218.13
PRFEE	1.00
WDEED	6.00
TOTAL	225.13
CHECK	225.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 13 0001 1597

46169

IDENTIFICATION REFERENCE

Jul 3 11 11 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 225332