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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: () (Title No: 30833)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 50,000.00

Debra A. Welsh
Affiant

Sworn and subscribed before me this 7th day of June, 1991.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Debra A. Welsh
5600 Country Drive, #303
Nashville, TN 37211

MORTGAGEE:
Atlantic Coast Mortgage
12700 Fair Lakes Circle Ste 400
Fairfax, VA 22033

MAP-PARCEL NUMBERS
5DU-56032, 162-09-B-035CO

WARRANTY DEED

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, the undersigned **Janet M. Davis Foster, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Debra A. Welsh,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Town House No. 303 on the plan of Hickory Valley Condominiums, Phase 3, 4th Revised Site Plan, of record in Book 5200, page 131, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Patricia H. Reamer by deed from Randall Phillips Builders, Inc. of record in Book 5486, page 298, said Register's Office. Patricia H. Beamer has since died. By Will of record in Will Book 156, page 346 Probate Court Clerk's Office for Davidson County, Tennessee, subject property was placed in a trust for the benefit of Janet M. Davis and Lauren L. Beamer, by order of the said Probate Court of record in Minute Book 336, page 541, said Probate Court Clerk's Office, the said trust was terminated as to Janet M. Davis. The said Lauren L. Beamer conveyed all her interest in subject property to Janet M. Davis by quitclaim deed of record in Book 7699, page 571, said Register's Office. Wavell Stewart, appointed Successor Trustee, by order of the Probate Court for said County of record in Minute Book 326, page 673 said Clerk's Office, has conveyed, as Successor Trustee, the remaining interest in subject property to Janet M. Davis Foster by deed recorded immediately prior hereto.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 4918, Page 116 as amended in Book 4958, page 346, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

Janet M. Davis and Janet M. Davis Foster are one and the same person.

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This is improved property, known as: 5600 Country Drive, #303, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 7th day of June, 1991.

Janet M Davis Foster
Janet M. Davis

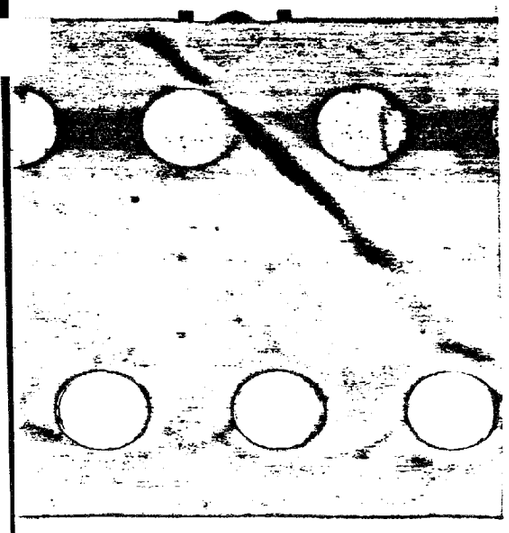
State of Tennessee
County of Davidson

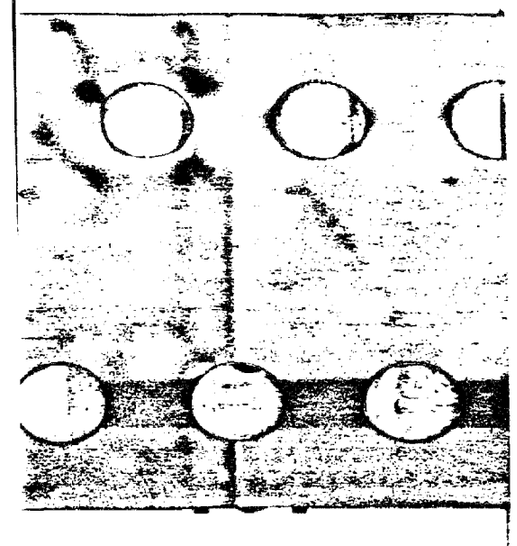
On this 7th day of June, 1991, before me the undersigned authority, personally appeared Janet M. Davis, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 50000.00
CON TX 165.00
PRFEE 1.00
RECORD 6.00
TOTAL 172.00
CHECK 172.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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No. 430787