BOOK 8523 PAGE 530 26B

7.4924

THIS INSTRUMENT PREPARED BY:

ROBERT J. NOTESTINE, III, ATTORNEY AT LAW
104 WOODMONT BLVD., SUITE 501
NASHVILLE, TENNESSEE 37205

IDENTIFICATION REFERENCE

NEW OWNER:

JAN 7 1 14 PM '92

Cynthia Jennia Foster, an unmarried person
630 James Ave.
Nashville, TN 37209

SEND TAX BILLS TO:

MAP: 90-08-0
PARCEL: 128.01

First Tennessee Bank National Association
P.O. Box 1000
Memphis, TN 38148

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I/We, Lillian Foster, an unmarried person, the Grantor(s) have bargained and sold, and by these presents do hereby transfer and convey unto Cynthia Jennia Foster, an unmarried person, the Grantee(s), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

> Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Gailey Wood Subdivision, Section 3, as of record in Book 3106, page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Lillian Foster, an unmarried person by Warranty Deed of record in Book 8466, Page 22, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing restrictions and easements of record.
>
> This is improved property commonly known as 630 James Ave., Nashville, TN 37209.

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(s), Grantee's successors and assigns, forever.

AND Grantor(s) do covenant with the said Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set

forth hereinabove.

AND Grantor(s) do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the property to the said Grantee(s), its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) have caused this Deed to be executed this 3rd day of January, 1992.

Lillian Foster

Lillian Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of January, 1992, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Lillian Foster, an unmarried person, , the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

NOTARY PUBLIC

My Commission Expires: 2-21-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 39175.00.

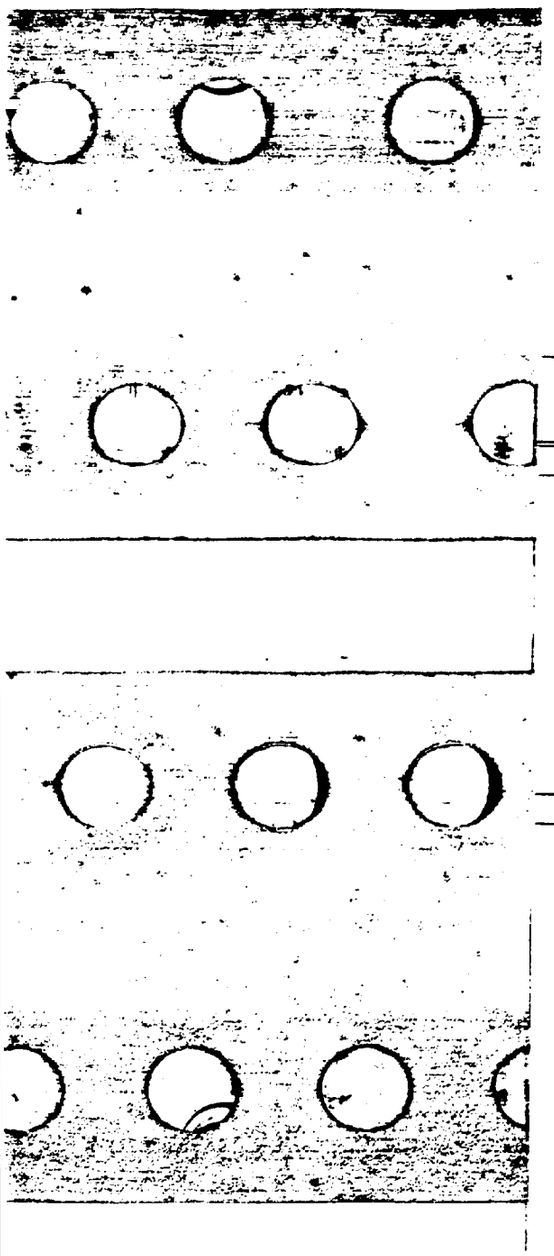
Affiant

Subscribed and sworn to before me this 3rd day of January, 1992.

Notary Public

My Commission expires 2-21-95

868 01/07 01:01 03CHECK 152.04



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8523 PAGE 532

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 39175.00
				CON TX 145.04
				PRFEE 1.00
				WDEED 6.00
				TOTAL 152.04
				CHECK 152.04
01/07/92	01			13:15 0001 4868

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7:4924

IDENTIFT REFERENCE

JAN 7 1 14 PM '92

FELIX Z. WILSON, II

No. 491301