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Map: 098-05-0

Parcel: 184.00

WARRANTY DEED

Address of New Owner(s)

Donald R. and Frances B. Foster
5207 Dove Trail
Hermitage Tennessee 37076

Send Tax Bills To:

NationsBanc Mortgage
P. O. Box 121999
Nashville, Tennessee 37212-1999

This Instrument Prepared By:

James D. Jordan
Guenther & Jordan, Attorneys
860 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

The actual consideration (or value, whichever is greater) for this transfer is $49,133.16.

Gwenette Gaddis
Affiant

Subscribed and sworn to before me this 14 day of February, 1992.

Notary Public

My Commission Expires 7-24-93

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.
FEB 27 9 38 AM '92

IDENTIF. REFERENCE

87298

For and in Consideration of the sum of FORTY-NINE THOUSAND, ONE HUNDRED THIRTY-THREE DOLLARS AND SIXTEEN CENTS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Gwenette Gaddis, unmarried, (hereafter referred to as "Grantor") have bargained and sold, and by these presents do transfer and convey to Donald R. Foster and wife, Frances B. Foster, their heirs and assigns, (hereafter referred to as "Grantee") a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

Being Lot No. 23B on the plan of Zone Lot Division of Lots 23, 27, 28, & 48, Hunter's Point Subdivision, of record in Book 5200, page 736, as amended in Book 6900, page 366, Register's Office for said County.

Said Lot No. 28B fronts 39.07 feet on the easterly margin of Dove Trail and extends back 116.51 feet on the northerly line and 192.18 feet on the southerly line to a a dead line in the rear, measuring 50.00 feet thereon.

Subject to restrictive covenants of record in Book 6279, page 741 and Book 6900, page 366, said Register's Office and to the matters set forth in the above referenced plan of record.

Being the same property conveyed to Grantor by warranty deed from Lincoln State Savings & Loan Association, Inc., of record in Book 7528, Page 854, Register's Office for said county.

This is improved property, known as 5207 Dove Trail, Hermitage, Tennessee 37076.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, and the heirs and assigns of Grantee, forever.

Grantor represents to Grantee that Grantor is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Grantor binds Grantor and the heirs and representatives of Grantor to warrant and forever defend the title to the above described land to Grantee and the heirs and assigns of Grantee, against the lawful claims of all persons.

Witness this 14th day of February, 1992.

Gwenette Gaddis

Gwenette Gaddis

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, J. TERRY PRICE, a Notary Public in and for the above County and State, the within named Gwenette Gaddis, the bargainor(s), 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 for the purposes therein contained.

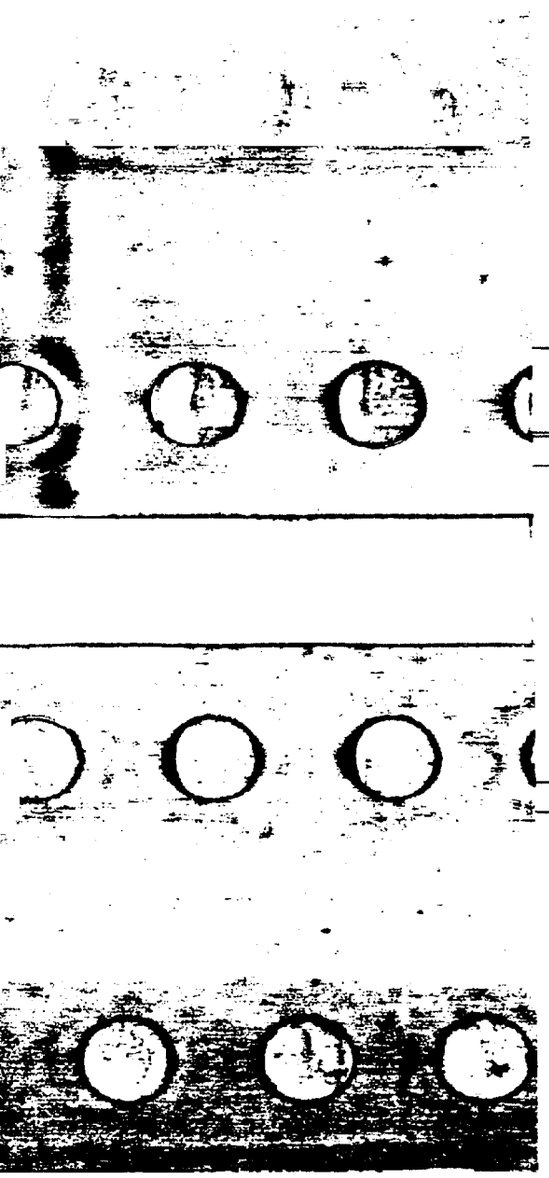
Witness my hand and official seal at Nashville, Tennessee, this 14th day of February, 1992.

J. Terry Price

NOTARY PUBLIC

My Commission Expires 7-24-1993

4728 02/27 0101 03CHECK 188.79



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	49133.16
CON TX	181.79
PRFEE	1.00
WDEED	6.00
TOTAL	188.79
CHECK	188.79

RECEIPT IS NOT VALID UNTIL CHECK IS PAID IN BANK

02/27/92 01 09:39 0001 4728

87298

IDENTIF. TREFERENCE

FEB 27 9 38 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 505248