BOOK 8578 PAGE 783

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Rec'd

This Instrument Prepared by Donna Williams ~~Attorney~~
8 Penn Center
Phila., PA 19103

WARRANTY DEED

THIS INDENTURE, made this 12TH day of NOVEMBER, A. D., 19 91, between DWIGHT D. ALFORD and ROSALIE G. ALFORD, Husband and Wife

Tennessee, First Parties, and

ALAN E. FOSTER ET UX, MARYLEE E. FOSTER

Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND 00/100 **Dollars ($**159,900.00**)**

and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE

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have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Being Lot No. 105 on the Plan of the Resubdivision of Lot 69, 70, 105, 106, 102, and 103, Phases 1 and 2 of Hearthstone Subdivision, as of record in Book 5190, Page 575, Register's Office of Davidson County, Tennessee, as follows:

Said Lot No. 105 fronts 103.88 feet on Trousdale Drive and runs back between parallel lines which measure 160.00 feet to a rear line which measures 103.88 feet thereon.

BEING the same premises which Lawrence M. Perkins and Linda L. Perkins, Husband and Wife, by Deed dated September 21, 1989 and recorded in Davidson County, Tennessee, in Deed Book Volume 7975, Page 524&c., granted and conveyed unto Dwight D. Alford, Unmarried, in fee.

This conveyance is subject to Restrictive Covenants of record in 5409, Page 485, Book 5479, Page 422, and Book 6582, Page 154, Register's Office for said County.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to all matters set forth on the Plan of Hearthstone, of record in Plat Book 5190, page 575, Register's Office for Davidson County, Tennessee, which Plan shows the following: a 30-foot minimum building setback line from Trousdale Drive, a 7.5-foot public utility and drainage easement along the northerly line of said lot, a 20-foot public utility easement along the rear line and a 10-foot public utility easement along the south line.

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DAVIDSON COUNTY, TN

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

1. Real property taxes for 1992 and all future years.

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

.....(L. S.) Dwight D. Alford (L. S.)
Dwight D. Alford

.....(L. S.) Rosalie G. Alford (L. S.)
Rosalie G. Alford

STATE OF TENNESSEE
COUNTY OF Williamson } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State DWIGHT D. ALFORD and ROSALIE G. ALFORD, Husband and Wife, the within named bargainors, 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 office, in Williamson County, this 12th day of November 1991

Notary Public

My Commission expires 10-25-94

STATE OF Oklahoma
COUNTY OF Oklahoma } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State _____, the within named bargainors, 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 office, in _____ County, this _____ day of _____ 19____

Notary Public

My Commission expires _____

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER ALAN E. FOSTER ET UX, MARYLEE E. FOSTER
ADDRESS 5537 TROUSDALE DRIVE
BRENTWOOD, TN 37027

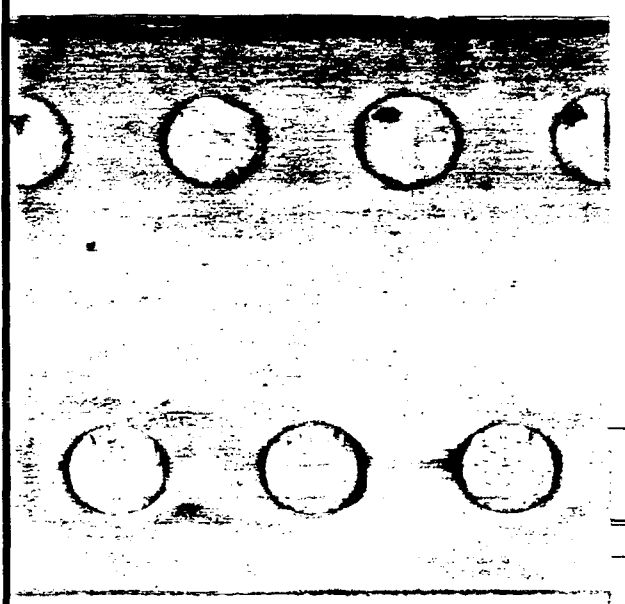
PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES
ADDRESS

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 159,900.00 Affiant Alan E. Foster
ALAN E. FOSTER

Subscribed and sworn to before me this 13TH day of MARCH 19 92

Notary Public
MY COMMISSION EXPIRES: 6-28-95

KEITH PRESS, INC., PRINTERS, KNOXVILLE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

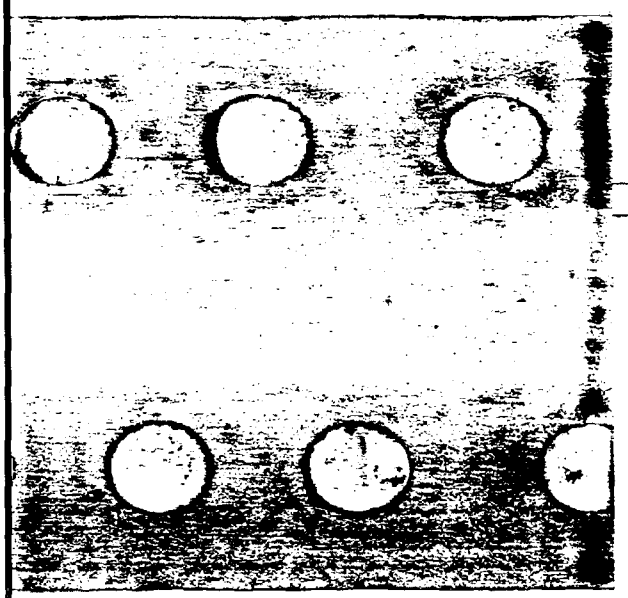
RECEIVED OF _____

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
159900.00
CON TX 591.63
PRFEE 1.00
WDEED 6.00
TOTAL 598.63
CHECK 598.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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DAVIDSON COUNTY, TN

No. 512522