This instrument prepared by: BOOK 8901 PAGE 204
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

NATIONSBANC MORTGAGE CORPORATION
P. O. BOX 353
LOUISVILLE, KY 40201-0353

NAME OF MORTGAGEE:

NATIONSBANC MORTGAGE CORPORATION
P. O. BOX 353
LOUISVILLE, KY 40201-0353

ADDRESS NEW OWNERS:

ROBERT McDOWELL FOSTER
5812 ROBERTSON AVE.
NASHVILLE, TN 37209

(Lot 8) MAP 91-10, GROUP ___, PARCEL 155
Field Book 08DA-20655
(Lot 7) Map 91-10, Parcel 154
Field Book 08DA-20650

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Fifty Thousand and 00/100'S *** ($50,000.00) DOLLARS, cash in hand paid, the receipt of all of which is hereby acknowledged, ROBERT LEE FOSTER and WIFE, JANIS MCDOWELL FOSTER have/has this day bargained and sold and do/does hereby transfer and convey unto ROBERT MCDOWELL FOSTER, his/her/their heirs and assigns, the following described property:

The following described tracts or parcels of land situated in Davidson County, Tennessee, described as follows:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of the Subdivision of lots Nos. 39 and 40 of the B.F. Cockrill Farm, as of record in Book 332, page 41, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the northerly side of Robertson Road, formerly Robertson Street or Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Ollie Fields Ragan by warranty deed of Robert Lee Foster and wife, Janice McDowell Foster of record in Book 3458, page 199, Register's Office of Davidson County, Tennessee. Ollie Fields Ragan died April 3, 1979 and said property vested in her heirs at law and next of kin. See Warranty Deed from Carleen Bouser, Elizabeth Shelby, John Turner, and Eva Jean Ragan the only heirs at law and next of kin of Ollie Fields Ragan to Robert Lee Foster and wife, Janis McDowell Foster of record in Book 8901, page 203, Register's Office of Davidson County, Tennessee.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 7 in the Subdivision of Blocks 39 and 40, B.F. Cockrill's Farm, of record in Book 332, page 41, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description hereof.

Being the same property conveyed to Janice McDowell Foster by Quitclaim Deed of Robert Lee Foster and wife, Janice McDowell Foster of record in Book 6649, page 15, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said ROBERT MCDOWELL FOSTER, his/her/their heirs and assigns, forever.

AND GRANTOR(S) COVENANT(S) with the said ROBERT MCDOWELL FOSTER, that he/she/they is/are lawfully seized and possessed of said land, in fee simple, has/have a good right to convey it, and that it is unencumbered, except as follows:

1. 1993 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Field Book No. 08DA-20655 Map 91-10 Parcel 155 (LOT 8) Field Book No. 08DA-20650 Map 91-10 Parcel 154 (LOT 7)

2. Matters appearing on the Plan of Subdivision of Lot Nos. 39 and 40 of the B. F. Cockrill Farm of record in Book 332, page 41, Register's Office of Davidson County, Tennessee.

3. Mortgage Loan Inspection by John Kohl & Company dated March 8, 1993, shows concrete walk encroaching over onto adjoining property of Lot No. 8; neighbor's chimney encroaching over onto said Lot No. 7; and neighbor's fence encroaching onto Lot No. 7.

AND GRANTOR(S) FURTHER COVENANT(S) and binds himself/herself/themselves, his/her/their heirs, successors and assigns, to warrant and forever defend the title to said property, to the said ROBERT MCDOWELL FOSTER, his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our/my hand(s), on this the 30 day of March, 1993.

Robert Lee Foster
ROBERT LEE FOSTER

Janis McDowell Foster
JANIS MCDOWELL FOSTER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared ROBERT LEE FOSTER and WIFE, JANIS MCDOWELL FOSTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that (s)he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 30 day of March, 1993.

Cynthia M. Beard
Notary Public

(SEAL)

My Commission Expires:

Jan 22, 1994

04855

REFERENCE

MAR 31 12 12 AM '93

PICK-UP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for ~~this~~ transfer is $50,000.00.

Vincent McConnell Jr.

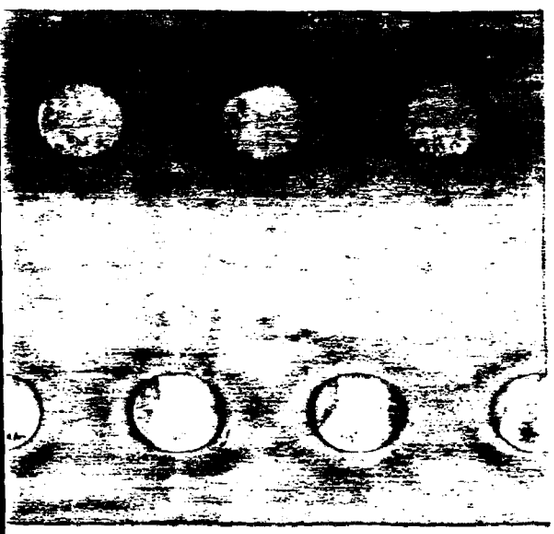
Sworn to and subscribed before me, on this the 30 day of March, 1993.

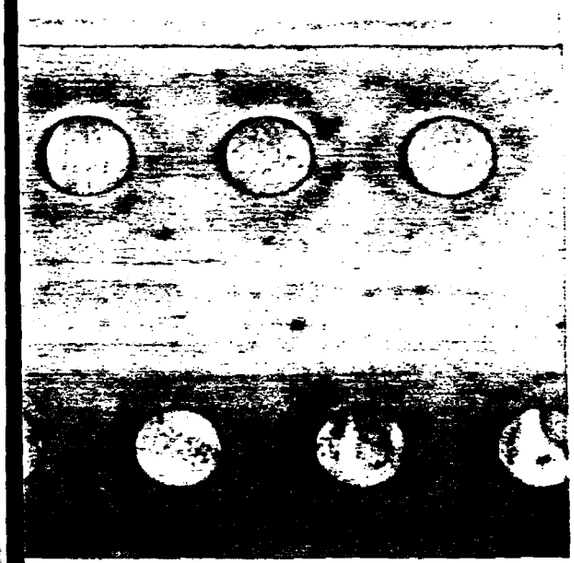
(SEAL) NOTARY PUBLIC AT

Cynthia M. Beard
Notary Public

My Commission Expires:
Jan. 24, 1994

7555 03/31 01:01 03CHECK 198.00





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

RECEIVED OF 7556 03/31 0101 03CHECK 0.00

FOR

BOOK 8901 PAGE 207

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	50000.00
			CON TX	185.00
			PRFEE	1.00
			TDEED	12.00
			TOTAL	198.00
			CHECK	198.00
		03/31/93	01	10:41 0001 7555

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04855

IDENTIFICATION REFERENCE

MAR 31 10 02 AM '93

DAVIDSON COUNTY, TN

VOID

TDEED	12.00-
MDEED	12.00
TOTAL	0.00
CHECK	0.00

03/31/93 01 10:41 0001 7556

No.635007