This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

50-B

BOOK 9333 PAGE 763

ADDRESS NEW OWNER:
Mark A. Olsen and Diane R. Olsen
4705 Ashley Way
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank, a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 76-05
GROUP
PARCEL 153

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Brent Foster and wife, Cheryl Foster, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mark A. Olsen and wife, Diane R. Olsen, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Ashley Place, of record in Plat Book 7900, page 123, as amended in Certification of Correction, of record in Book 8307, page 239, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Brent Foster by deed from Peoples Bank, a Tennessee Banking Corporation of record in Book 8777, page 737, Register's Office for Davidson County, Tennessee.
Cheryl Foster joins in this conveyance to convey any and all marital interest in subject property as wife of Brent Foster.

This is improved property known as 4705 Ashley Way, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1994 taxes, a lien but not yet due and payable.
2. Plan of record in Book 7900, page 123, as amended by Surveyor's Certificate of Correction, of record in Book 8307, page 239, said Register's Office.
3. Subjec to Agreement for Dedication of Easement of record in Book 9333, page 759, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mark A. Olsen and wife, Diane R. Olsen, their heirs and assigns, forever; and we, Brent Foster and wife, Cheryl Foster, do

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 28th day of April, 1994.

Brent Foster

Brent Foster

Cheryl Foster

Cheryl Foster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Brent Foster and wife, Cheryl Foster, the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of April, 1994.

Sheila Snyder

NOTARY PUBLIC

My Commission Expires: 1/24/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

1968 05/04 0101 03CHECK 278.73

The actual value or consideration, whichever is greater, for this transfer is $ 72,900.00.

Mark A. Olsen
Diane K Olsen

AFFIANT

Subscribed and sworn to before me this 28th day of April, 1994.

Sheila Snyder

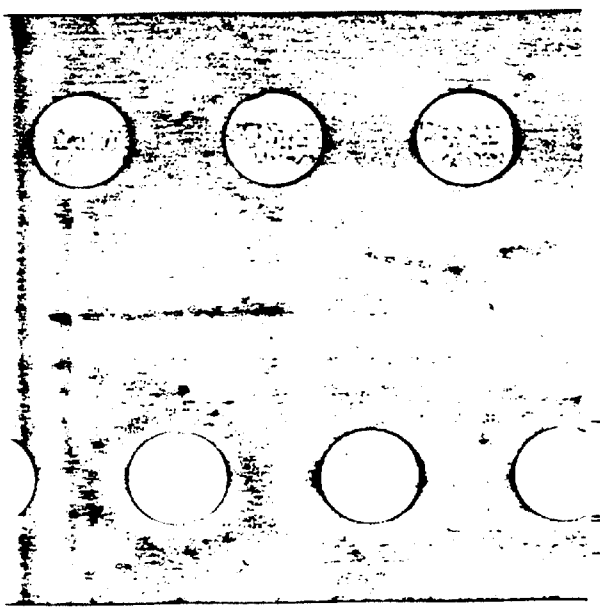
NOTARY PUBLIC

My Commission Expires: 1/24/98

46295 IDENTIF. & REFERENCE

94 MAY -4 AM 11:52

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

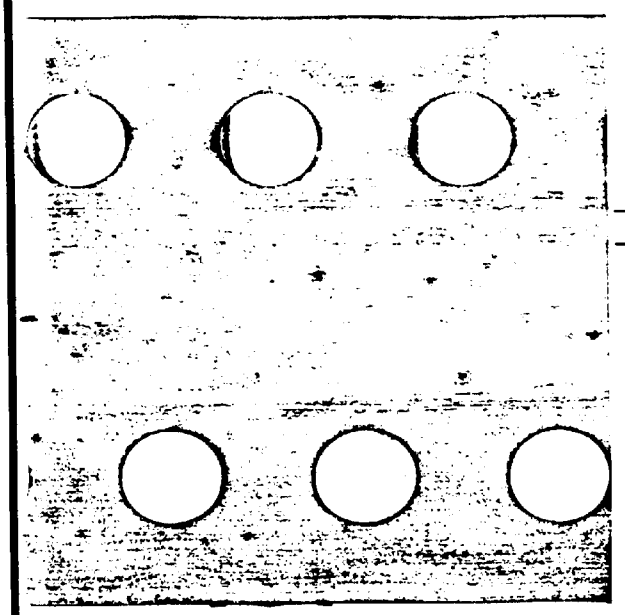
RECEIVED OF _____

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	72900.00
CON TX	269.73
PRFEE	1.00
WDEED	8.00
TOTAL	278.73
CHECK	278.73

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1968

46295
IDENTIF. ↑ REFERENCE

94 MAY -4 AM 11:52

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 787046