STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 19 94

Notary Public

MY COMMISSION EXPIRES 12/22/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, Tennessee 37201 File #32104

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mario M. Martinez (NAME)	First Tennessee Bank National (NAME)	MAP 76-5
4720 Ashley Way (ADDRESS)	P.O. Box 351 (ADDRESS)	PARCEL 164
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	4D 93631

FOR AND CONSIDERATION OF THE SUM OF TEN 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, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mario M. Martinez, unmarried

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. 12 on the Plan of Ashley Place of record in Plat Book 7900, page 123, as amended by Certification of Correction, of record in Book 8307, page 239, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Brent Foster, a married person by deed from Peoples Bank, a Tennessee Banking Corporation of record in Book 8777, Page 737, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

Cheryl E. Foster, wife of Brent Foster, joins in this Warranty Deed for the express purpose of conveying such marital rights, if any she may have, in and to said property.

SEE Recorded Power of Attorney

unimproved ( )
This is improved (X) property, known as 4720 Ashley Way, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of April, 19 94

Brent Foster

Brent Foster

Cheryl E. Foster By Brent Foster

Cheryl E. Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9334 PAGE 136

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brent Foster, a married person

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 1994.

Commission expires 1/27/95

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

State of Tennessee
County of Davidson

On this the 15th day of April, 1994, before me personally appeared Brent Foster to me known to be the person who executed the foregoing instrument in behalf of Carol Foster as Atty Attorney in Fact, and acknowledged the he executed the same as the free act and deed of the said Carol Foster.

Witness my hand and official seal at Nashville, TN this the 15th day of April, 1994.

Alana L. Saturn
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1/27/95

IDENTIF. & REFERENCE

94 MAY -4 PM 2:07

FELICIA ... REGISTER
DAVIDSON COUNTY, TN.

Page 2 of 2

WARRANTY DEED

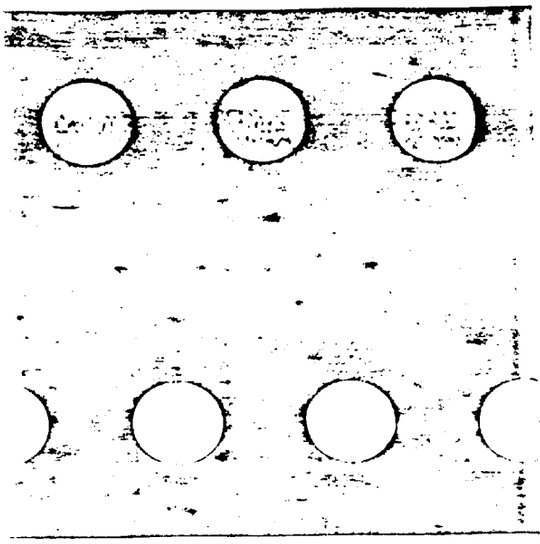
FROM
Brent Foster

TO
Mario M. Martinez

RETURN TO:
Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, Tennessee 37201 File #32104

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

2107 05/04 0101 03CHECK 315.73



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

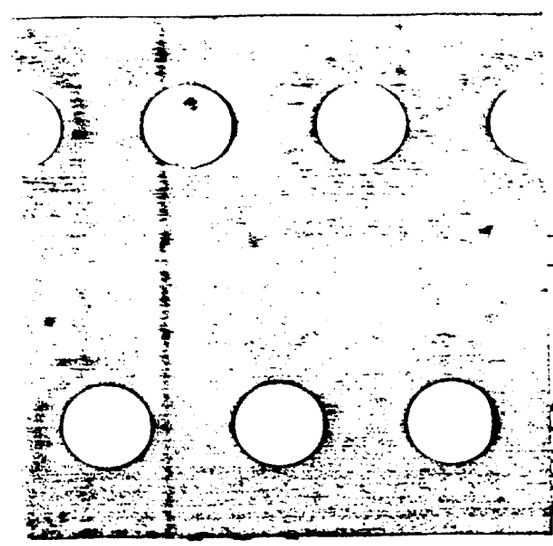
RECEIVED OF _____

FOR _____

BOOK 9334 PAGE 137

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	82900.00
			CON TX	306.73
			PRFEE	1.00
			WDEED	8.00
			TOTAL	315.73
			CHECK	315.73
05/04/94	01		14:06 0001	2107



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. & REFERENCE 4645

94 MAY -4 PM 2:07

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

No. 787184