BOOK 9504 PG 1

THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, ATTORNEY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
TN SUPREME COURT NO. 2657

OUR FILE NUMBER: R-3998

MAP/GROUP/PARCEL
041-10-0/035.00

NEW OWNER'S NAME AND ADDRESS:
Michael Lingner and Geneva Fiumara
3913 Banbury Drive
Nashville, TN 37207

SEND TAX BILLS TO:
Community Mortgage Corporation
142 Timber Creek Drive
Cordova, TN 38018

94 OCT 28 AM 8:50

REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

03580

2063 10/28 0101 03CHECK 334.60

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we, Charles E. Foster and wife, Linda B. Foster, hereinafter called Grantors, do hereby transfer and convey unto Michael Lingner and Geneva Fiumara as tenants by the entirety, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, being Lot NO. 424 on the Plan of Bellshire Estates, Section B, as of record in Book 2331, pages 128 and 129, Register's Office for said County.
>
> SAID Lot No. 424 fronts 208.9 feet on the southeasterly margin of Banbury Drive and extends back between converging lines 311.4 feet on the southerly line and 313.2 feet on the northeasterly line.
>
> BEING the same property conveyed to grantors herein by deed of record in Book 6127, Page 276, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Charles E. Foster
Charles E. Foster

Linda B. Foster
Linda B. Foster

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Charles E. Foster and wife, Linda B. Foster, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 26th day of October, 1994.

Shelton Hatcher
NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

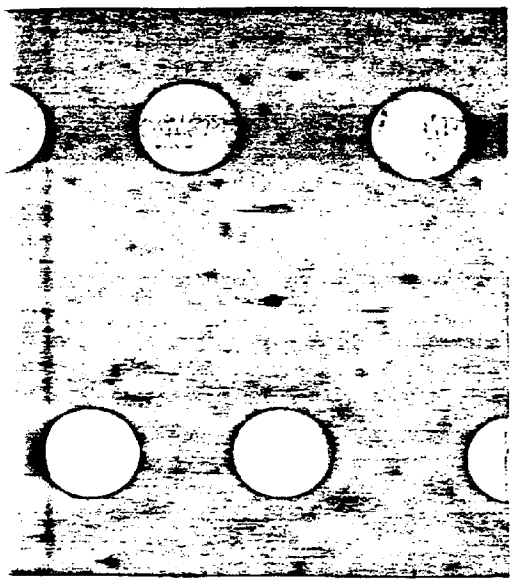
The actual consideration or value whichever is greater for this transfer is $88,000.00.

Michael W. Ryan
AFFIANT

Sworn to and subscribed before me, this the 26th day of October, 1994.

Shelton Hatcher
NOTARY PUBLIC

My Commission Expires:
2-3-98



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

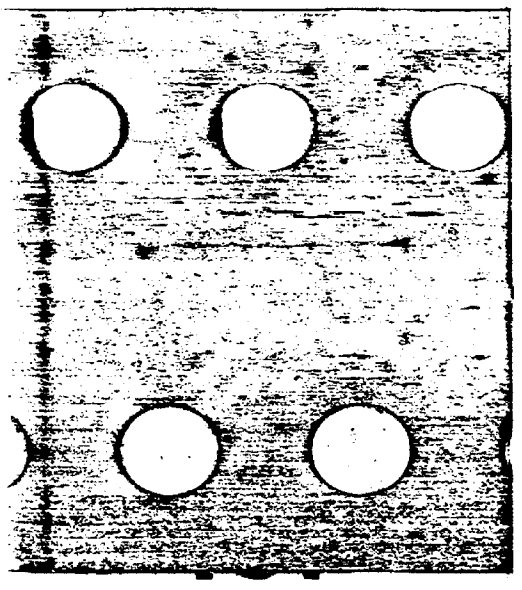
RECEIVED OF _____

FOR _____

BOOK 9504 PG 3

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 88000.00
CON TX 325.60
PRFEE 1.00
WDEED 8.00
TOTAL 334.60
CHECK 334.60

10/28/94 01 08:53 0001 2063

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03580
IDENTIF. & REFERENCE

94 OCT 28 AM 8:50

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

No. 848381