THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE) BOOK 9527 PG 481
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 55,500.00

KENNETH MARK HERRING
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 21st day of November 19 94

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
KENNETH MARK HERRING 2504 Carter Avenue Nashville, Tennessee 37206	First Tennessee Bank P.O. Box 474 Memphis, Tennessee 38101	MAP 83-4 PARCEL 234

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY FIVE THOUSAND FIVE HUNDRED AND NO/100- ---------- ($ 55,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, MICHAEL WAYNE FOSTER, MARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto KENNETH MARK HERRING AND WIFE, JULIE CHRISTINE HERRING 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:

BEING Lot No. 32 on the Map of Rosebank Park of record in Book 1835, page 26, Register's Office for Davidson County, Tennessee.

SAID Lot No. 32 fronts 70.0 feet on the south side of Carter Street and runs back between lines 184.1 feet on the east line and 182.3 feet on the west line to a dead line in the rear on which it measures 70.02 feet.

BEING the same property covneyed to Michael Wayne Foster and wife, Karen Elaine Foster, by deed from Pamela J. Green, Trustee, of record in Book 6776, page 573, Register's Office for Davidson County, Tennessee; the said Michael Wayne Foster and Karen Elaine Foster having since divorced and Karen Elaine Foster having conveyed her interest in subject property to Michael Wayne Foster by Quitclaim Deed of record in Book 7066, page 100, said Register's Office; the said Michael Wayne Foster having since married.

DONNA M. FOSTER, spouse of Michael Wayne Foster, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 2504 Carter Avenue, Nashville, Tennessee 37206

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.

GRANTOR COVENANTs with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Rosebank Park of record in Book 1835, page 26, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs and binds himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 21st day of November, 19 94.

Michael W. Foster
MICHAEL WAYNE FOSTER

Donna M. Foster
DONNA M. FOSTER

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL WAYNE FOSTER and DONNA M. 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 instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of November, 1994.

Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

6527 11/23 0101 03CHECK 214.35

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___ 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 this _____day of _____, 19 ____.

Notary Public

My Commission Expires: _____

11227
IDENTIF. & REFERENCE

94 NOV 23 AM 9:14
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

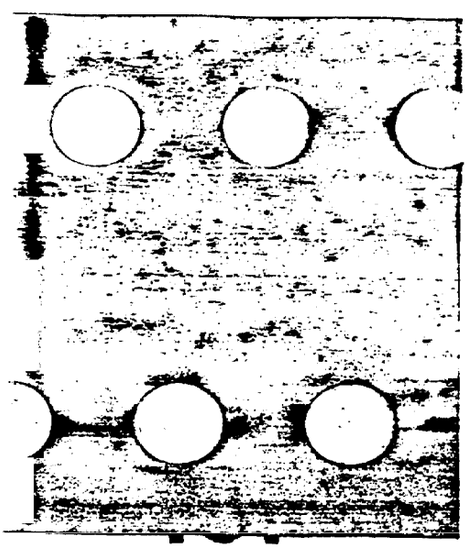
RECEIVED OF _____

FOR _____

BOOK 9527 PG 483

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 55500.00
CON TX 205.35
PRFEE 1.00
WDEED 8.00
TOTAL 214.35
CHECK 214.35

11/23/94 01 09:15 0001 6527

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11227
IDENTIF. ↑ REFERENCE

94 NOV 23 AM 9:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 856575