File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9658PG 93

ADDRESS NEW OWNER:
Lea Ann Barton
5169 Hunter's Point Lane
Hermitage, TN 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Tennessee Bank National Association
P. O. Box 351
Memphis, TN 38101

MAP AND PARCEL:
MAP P/O 98-5
PARCEL P/O 135
P/O4D90829

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, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lea Ann Barton, 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:

BEING Lot 36-A, Zone Lot Division, Lot 36 Hunter's Point Subdivision, of record in Book 8250, Page 396, and amending Book 5200, Page 736, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Brent Foster, by deed from Larry Johnson of record in Book 9432, Page 9, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Subject to the general notes on plat of record in Book 8250, Page 396, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 3814, Page 592; Deed Book 3897, Page 925, and amended in Book 6207, Page 609; Book 6279, Page 741; and Notes and Restrictions in Book 8250, Page 396, said Register's Office.

This conveyance is subject to public utility and drainage easement; utility anchor easement; and minimum building setback line of record in Book 8250, Page 396, and amending Book 5200, Page 736, said Register's Office.

This is improved property known as 5169 Hunter's Point Lane, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lea Ann Barton, unmarried, their heirs and assigns, forever; and we, Brent Foster 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 27th day of April, 1995.

Brent Foster

Brent 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 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 27th day of April, 1995.

Diane Mellon

NOTARY PUBLIC

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 59,900.00.

Lea Ann Barton

AFFIANT

Subscribed and sworn to before me this 27th day of April, 1995.

Diane Mellon

NOTARY PUBLIC
My Commission Expires: 9-21-96

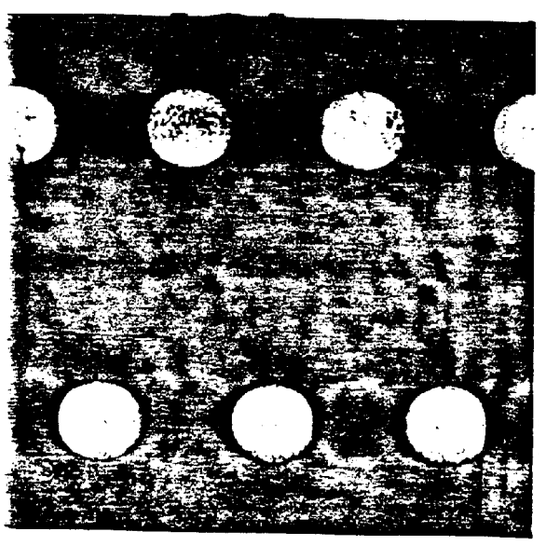
55977

IDENTIF. & REFERENCE

95 APR 28 PM 3:14

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3727 04/28 0101 03CHECK 230.63



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

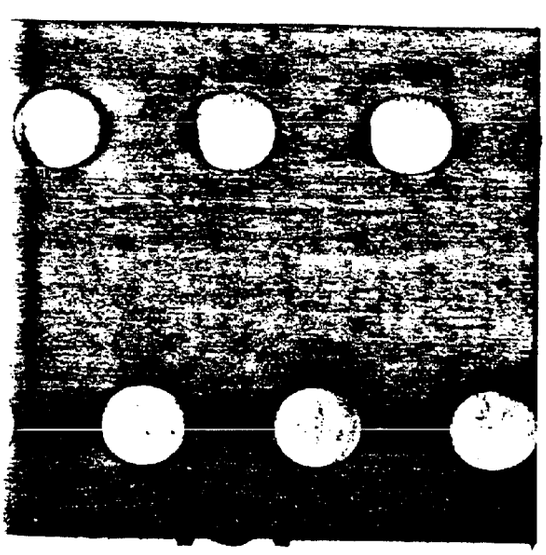
RECEIVED OF _____

FOR _____

BOOK 9658 PG 95

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 59900.00
CON TX 221.63
PRFEE 1.00
WDEED 8.00
TOTAL 230.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 230.63

04/28/95 01 15:14 0001 5727

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IDENTIF. ↑ REFERENCE

95 APR 28 PM 3:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 905164