2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

JUDY S. WELLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 20, 1996

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth J. Foster (NAME)	Tennessee Mortgage Corporation (NAME)	162-16-E-011CO
700 Bell Trace Cove (ADDRESS)	139 Charter Place (ADDRESS)	05DU-78065
Antioch, TN 37013 (CITY) (STATE) (ZIP)	LaVergne, TN 37086 (CITY) (STATE) (ZIP)	

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, MCR Development Corp.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth J. Foster and wife, Melissa J. Foster

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, TN, BEING Lot No. 35 on the Plan of Section One, Bell Crest, of record in Book 7900, page 753, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the property conveyed to MCR Development Corp., by quitclam deed from William L. Rudolph, of record in Book 9478, Page 938, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 7900, page 753; Declaration of covenants, conditions and restrictions of record in Book 9408, page 320, supplemented and amended in Book 9613, page 20; Charter of Bell Crest Homeowners Association, Inc. in Book 9421, page 454; All matters shown in Plat Book 7900, page 719; Easements of record in Book 4800, page 734, Book 6813, page 450 and Book 4984, page 569; Deeds of conveyance of sewer lines in Book 5025, page 614, Book 5287, page 976, Book 5287, page 979, and Book 6303, page 596; Storm Water Detention Agreement in Book 6145, page 226 and Book 9402, page 657; All matters shown on Boundary Plat in Book 5200, page 609; all of record in the Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 700 Bell Trace Cove, Antioch, TN 37013
(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 24th day of August 19 95

MCR Development Corp.
By:
Jerry J. Caldwell, Secretary-Treasurer

BOOK 9775PG552

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jerry J. Caldwell and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Secretary-Treasurer and _____ respectively of the MCR Development Corp. the within named bargainor, and corporation, and that he as such Secretary-Treasurer 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 Jerry J. Caldwell as such Secretary-Treasurer, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 24th day of August 19 95.

My commission expires 11/20/96

JUDY S. WELLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires November 20, 1996

Judy S Wells
Notary Public

WARRANTY DEED

FROM

MCR Development Corp.

TO

Kenneth J. Foster and wife,
Melissa J. Foster

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

0094006

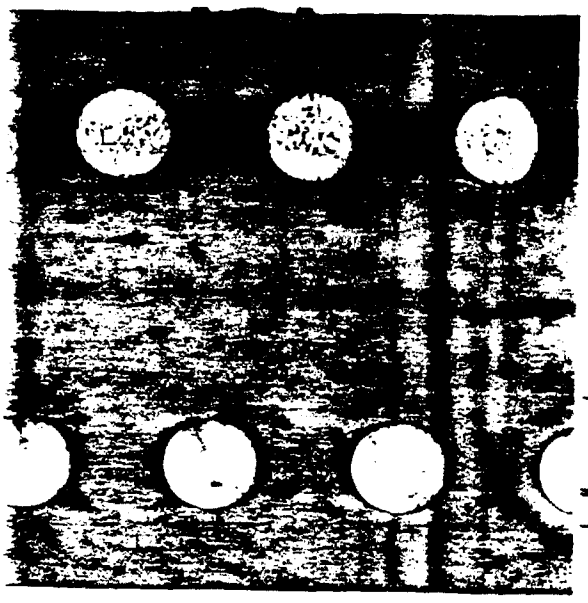
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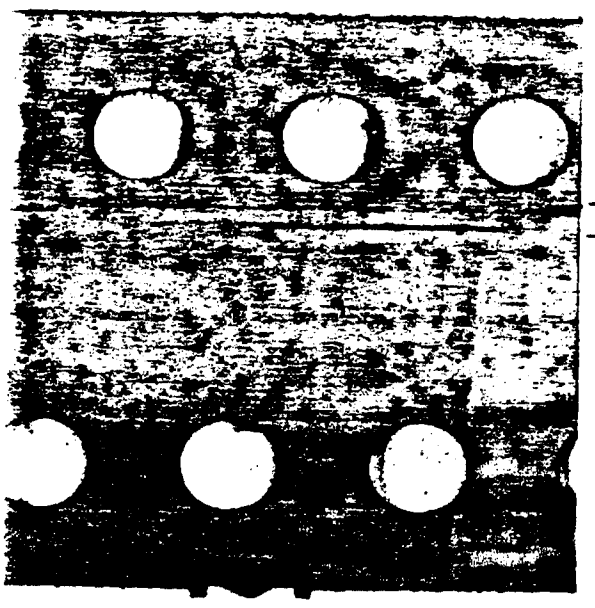
95 AUG 23 PM 3:09

REGISTER

7390 08/28 0101 33CHECK

400-83





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9775 PG 553

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 105900.00
CON TX 391.83
PRFEE 1.00
WDEED 8.00
TOTAL 400.83
CHECK 400.83

08/28/95 01 15:09 0001 7390

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0094006
IDENTIF. ↑ REFERENCE

95 AUG 28 PM 3:09

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

No. 946322