BOOK 9788 PG 585

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 177,375.45

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF August 1995

Notary Public

MY COMMISSION EXPIRES: May 16, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson, Attorney, 7100 Executive Center Dr., #150, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank A. Foster (NAME)	Leader Federal Bank for Savings (NAME)	155-12-A-14CO
7232 Magnolia Hills Drive (ADDRESS)	158 Madison Avenue (ADDRESS)	9D 82677
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38103 (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, South Harpeth Construction, Company, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank A. Foster and Dawn Foster, husband and wife

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 Number 14 on the Final Plat, Magnolia Hills of record in Plat Book 7900, Page 782, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to South Harpeth Construction, Company, Inc. by deed of record in Book 9667, Page 513, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 9499, Page 860 and Book 9498, page 329, said Register's Office.

Subject to provisions of the Charter and Bylaws of the Magnolia Hills Homeowners' Association of record in Book 9499, Page 875, said Register's Office.

The plan of record in Book 7900, page 782, as amended in Book 7900, Page 809, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, 25 foot minimum building setback line from Magnolia Hills Drive, 5 feet from the sidelines of the lot and 20 feet from the rear of the lot; a 15 foot easement for public utility and drainage along the front line(s) of said lot and 10 feet along the rear lot line; a 10 foot waterline easement along the front line of the lot,and a 2.5 x 25 foot utility anchor easement located on the southeasterly street corner of said lot.

unimproved ( )
This is improved (X) property, known as 7232 Magnolia Hills Drive, Nashville, Tennessee 37221
(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 our hand s this 31st day of August, 19 95

South Harpeth Construction, Company, Inc.
By: Jimmy Hudgins, pres.
Jimmy Hudgins

Attest:
Joel Cleveland Wilson, Secty

STATE OF TENNESSEE
COUNTY OF

BOOK 9788 PG 587

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 Jimmy Hudgins and Joel Cleveland Wilson with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the _____ and _____ respectively of the South Harperh Construction the within named bargainor, and corporation, and that they 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 Jimmy Hudgins as such _____, and attesting the same by the said Joel Cleveland Wilson as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 31st. day of August 19 95.

My commission expires May 16, 1998

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

_____
Notary Public

IDENTIF. & REFERENCE 0098033

95 SEP -8 AM 9:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

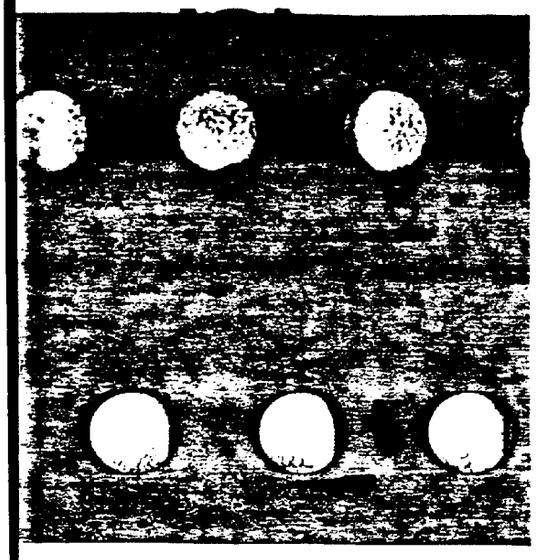
1669 09/08 01:01 03CHECK

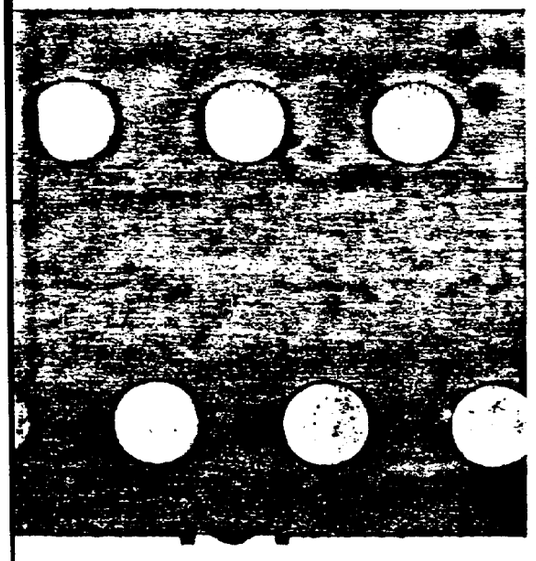
665.38

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 9788 PG 583

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

CHRT
177375.45
CON TX 656.38
PRFEE 1.00
WDEED 8.00
TOTAL 665.38
CHECK 665.38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0098033
IDENTIF. ↑ REFERENCE

95 SEP -8 AM 9:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 950555