0115510

IDENTIFICATION REFERENCE

WARRANTY DEED

95 OCT 24 PM 4:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

BOOK 9837 PG 15

THIS INDENTURE, made and entered into as of the **20th** day of **October, 1995** by and between

ERIK K. FOSTER and LAVON SAYRE FOSTER, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

JODYE G. ALLEN, AN UNMARRIED WOMAN, and LINDA ANDERSON BALLS and JAMES BALLS, WIFE AND HUSBAND ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

BEING LOT NO. 67-B ON THE ZONE LOT DIVISION OF LOTS 65,66 AND 67, SECTION THREE, EAST LAKE SUBDIVISION, AS OF RECORD IN BOOK 5200, PAGE 342, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ERIK K. FOSTER ET UX, LAVON SAYRE FOSTER BY QUITCLAIM DEED FROM LURA KEITER FOSTER ET VIR, TERRILL S. FOSTER AND FRED E. RICHARDSON ET UX, JUANITA G. RICHARDSON, OF RECORD IN BOOK 9730, PAGE 235, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Erik K. Foster
ERIK K. FOSTER

LaVon Sayre Foster
LAVON SAYRE FOSTER

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **ERIK K. FOSTER and LAVON SAYRE FOSTER, HUSBAND AND WIFE** , the within named 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, at office, this **20th** day of **October, 1995**.

Notary Public

Commission Expiration: 5/23/98

SANDY RING NOTARY PUBLIC AT LARGE DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$56,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **20th** day of **October, 1995.**

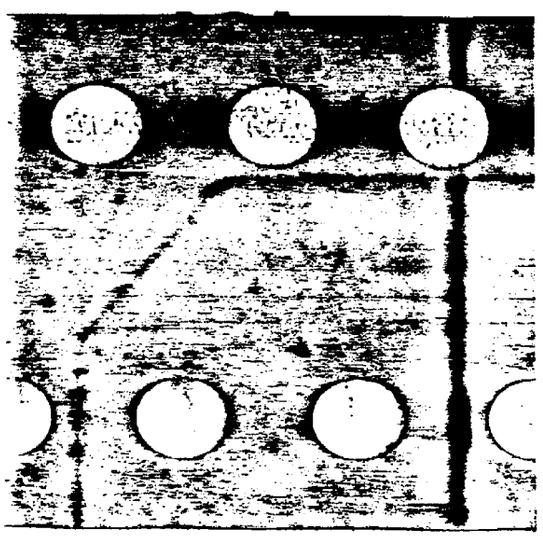
Notary Public

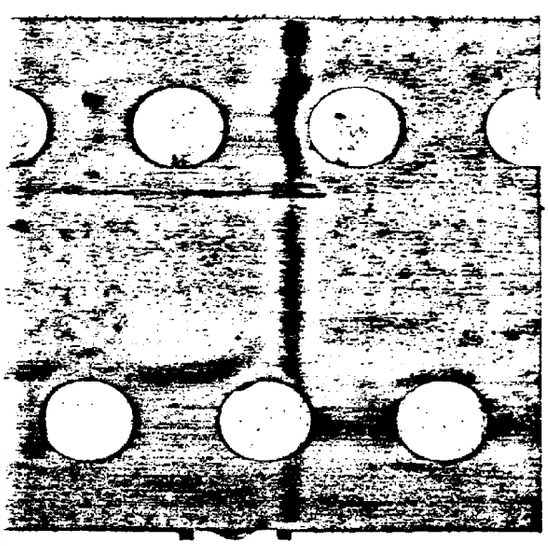
Commission Expiration: 5/23/98

SANDY RING NOTARY PUBLIC AT LARGE DAVIDSON

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD. NASHVILLE, TN. 37215	AMERICA'S WHOLESALE LENDER 155 North Lake Avenue Pasadena, CA 91109	3205 LAKEFORD DR. NASHVILLE, TN. 37214 MAP PARCEL NUMBER 108-08-0

1340 10/24 0101 03CHECK 219.53





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

RECEIVED OF _____

FOR _____

BOOK 9837 PG 17

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 56900.00
CON TX 210.53
PRFEE 1.00
ADDED 8.00
TOTAL 219.53
CHECK 219.53

10/24/95 01 16:04 0001 0340

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0115510
IDENTIF. & REFERENCE

95 OCT 24 PM 4:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 969023