Box 24

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

ADDRESS NEW OWNER:
Deborah L. Fencak
3570 Seneca Forest Drive
Nashville, TN 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
National Bank of Commerce
7770 Poplar Avenue
Germantown, TN 38138

BK/PG 10000/PG 60

MAP AND PARCEL:
MAP 136-10B
PARCEL 64
2DX07445

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 and wife, Cheryl Foster, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Deborah L. Fencak, 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 Unit 31-A on the plan of A Revision of Lots 21-32, 39 & 40 on Condominium Site Plan Lots 21-40, Section Five, Priest Lake Forest as of record in Plat Book 6250, Page 49, as amended in Book 9773, page 174, Register's Office, Davidson County, Tennessee.
>
> Being a part of the same property conveyed to Brent Foster , by deed from Eatherly Construction Company of record in Book 9760, Page 108, Register's Office for Davidson County, Tennessee.
>
> This is part of the same description as in previous deed of record.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Priest Lake Forest, as of record in Plat Book 6250, Page 49, as amended in Book 9773, Page 174, and Master Deed of record in Book 5931, Page 645, amnended in Book 6145, Page 435 and Book 6199, Page 270, By-Laws of record in Book 5931, Page 677, amended in Book 6145, Page 433; Declaration of Covenants, Conditions and Restrictions in Book 6145, page 434; and Deed conveying common area of recordin Book 9735, page 744, said Register's Office.

This is improved property known as 3570 Seneca Forest Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Deborah L. Fencak, Unmarried, their heirs and assigns, forever; and we, Brent Foster and wife, Cheryl 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 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.

BK 10000 PG 61

Witness our hands this the 29th day of March, 1996.

Brent Foster

Brent Foster

Cheryl Foster

Cheryl 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 and wife, Cheryl 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 29th day of March, 1996.

Anne K. Woods

NOTARY PUBLIC

My Commission Expires: 11/3/96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 73,900.00.

Deborah L. Yenoak

AFFIANT

Subscribed and sworn to before me this 29th day of March, 1996.

Anne K. Woods

NOTARY PUBLIC

My Commission Expires: 11/3/96

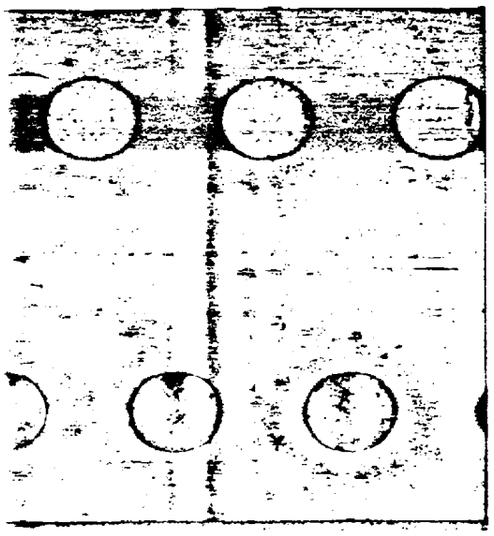
0166554

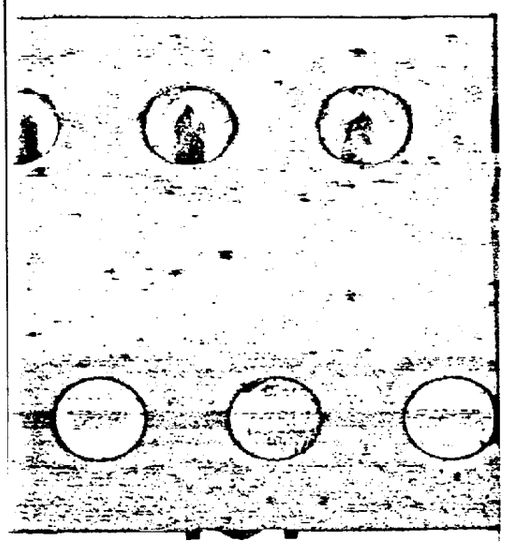
IDENTIFICATION REFERENCE

96 APR -2 PM 1:50

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

5335 04/02 0101 03CHECK 282.43





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

RECEIVED OF _____

FOR _____

BOOK 10000 PG 62

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 73900.00
CON TX 273.43
PRFEE 1.00
WDEED 8.00
TOTAL 282.43
CHECK 282.43

04/02/96 01 13:52 0001 5335

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166554
IDENTIF. ↑ REFERENCE

96 APR -2 PM 1:50
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1023335